

Fletcher & Company

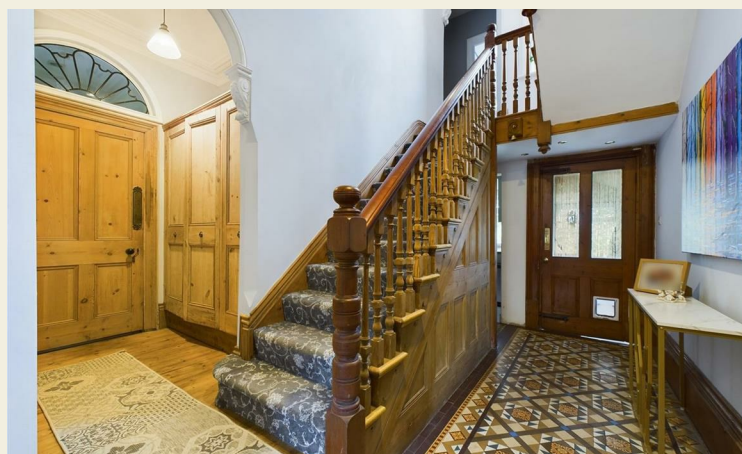
296 Burton Road, Derby, DE23 6AD

Offers Around £499,950

Freehold



- Extensive & Versatile Accommodation
- Much Original Character Throughout
- Extremely Spacious
- Highly Conveniently Placed on Burton Road close to Derby City Centre
- Suitable for a Range of Different Purposes
- Viewing Essential
- Extensive Driveway & Large Private Garden





Summary

A most impressive, three storey, seven bedroom, late Victorian, semi-detached residence occupying a highly prominent location on Burton Road in Derby.

This is charming, late Victorian, extensive, semi-detached residence on prominent Burton Road in Derby. The property is believed to date back to 1888 and retains a host of original features which must be seen to be fully appreciated. These include Minton floor, coving to ceiling, picture rails, deep skirting boards and exposed floor boards and feature archway to name a few. The property also benefits from some sash windows and gas central heating.

The accommodation provides vestibule, entrance hall, useful three compartment cellar/workshop, fitted guest cloakroom, three spacious reception rooms plus study and refitted kitchen, utility/rear lobby. The first floor semi-galleried landing leads to a master bedroom with dressing room and large en-suite bathroom, three further bedrooms (one with potential en-suite) plus shower room. The second floor accommodation comprises three further bedrooms, one with en-suite facilities and further shower room.

The property is set back behind an extensive driveway providing ample off-road parking and providing access to a well-established private rear garden.

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The Location

The property's location on Burton Road gives easy access into Derby City centre and a whole range of amenities. There is a regular bus service along Burton Road as well as easy access to the inner ring road, nearby retail parks and schooling.

Accommodation

Ground Floor

Vestibule

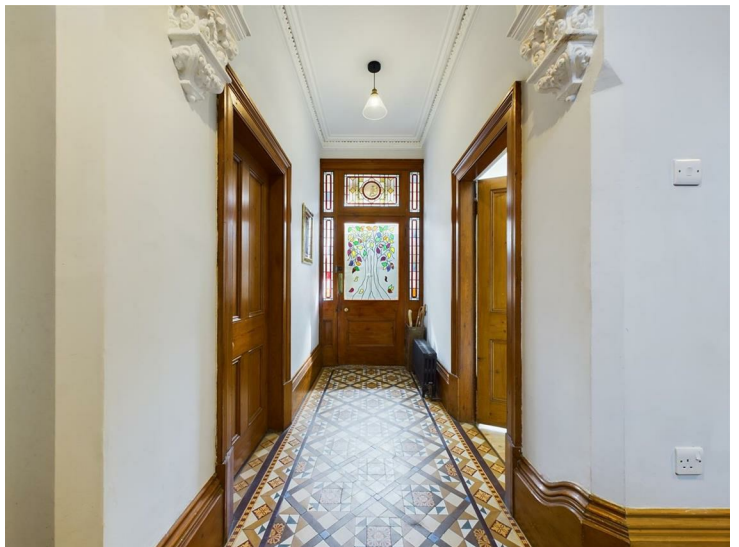
4'10" x 3'8" (1.48 x 1.12)

Twin panelled doors with glazed fanlights provide access to vestibule.

Entrance Hall

24'1" x 4'8" (7.36 x 1.44)

A panelled stained glass entrance door with matching side and fanlights provides access to an impressive entrance hall with original Minton tiled floor, panelled staircase to first floor, period style central heating radiator, coving to ceiling and feature archway and staircase to useful cellar with built-in storage.



Fitted Guest Cloakroom

5'2" x 3'11" (1.59 x 1.20)

With low flush WC, wash handbasin, central heating radiator, quarry tiled floor and double glazed sash window to side.

Sitting Room

17'5" x 13'3" (5.33 x 4.05)

With beautiful feature fireplace with marble surround and hearth with matching interior, Living Flame fitted gas fire, period style central heating radiator, coving to ceiling and centre rose, picture rail, deep skirting boards, stripped wooden floorboards and double glazed, canted bay window to front.



Lounge

14'10" x 12'6" (4.54 x 3.82)

With period style central heating radiator, stripped wooden floorboards, coving to ceiling and centre rose, double glazed window to front and feature archway to dining room.



Dining Room

12'10" x 11'8" (3.92 x 3.56)

With fireplace with feature painted brick surround, period style central heating radiator, stripped wooden floorboards, coving to ceiling and centre rose and double glazed French doors with matching side lights to rear offering far-reaching views in the distance.



Study

11'9" x 6'7" (3.59 x 2.02)

With period style central heating radiator, coving to ceiling and centre rose and double glazed sash window to side.



Re-Fitted Kitchen

15'1" x 9'11" (4.60 x 3.03)

An L-shaped, oak worktop with inset twin ceramic sink unit with mixer tap, fitted base cupboards and drawers, complimentary wall mounted cupboards with down lighting, integrated dishwasher, appliance spaces suitable for range cooker and American style fridge freezer, tile flooring, recessed ceiling spotlighting and two double glazed windows to rear.



Rear Lobby/Utility

10'4" x 5'0" (3.16 x 1.54)

With plumbing for washing machine, double glazed window and matching French door to garden.

First Floor Landing

19'7" x 7'10" (5.99 x 2.41)

A feature split level, semi-galleried landing with feature balustrade, staircase to second floor, coving to ceiling, feature archway and double glazed sash window to rear.



Master Bedroom

14'6" x 14'5" (4.43 x 4.40)

With pillared archway, fireplace with marble surround, cast iron interior and Living Flame gas fire, central heating radiator, coving to ceiling and centre rose, stripped wooden floorboards and two double glazed sash windows to front.



Dressing Room

With central heating radiator, hanging rail, fitted shelving, coving to ceiling, fitted cupboard, double glazed sash window to side and feature archway to period bathroom.

Period Style Bathroom

12'2" x 6'11" (3.72 x 2.13)

With low level WC, bidet, twin ceramic sinks with mixer taps and cupboards beneath, free standing roll edge bath with claw feet, shower cubicle, Travertine tiled floor and half wall, period style central heating radiator, coving to ceiling and double glazed sash window to the side.



Bedroom Two

14'11" x 12'11" (4.55 x 3.96)

With central heating radiator, coving to ceiling, two double glazed windows to front and doorway to useful walk-in storage.



Walk-In Storage

8'5" x 4'9" (2.58 x 1.46)

With double glazed window to front.

Bedroom Three

12'11" x 12'3" (3.96 x 3.74)

With central heating radiator, vanity unit with wash handbasin and storage beneath, stripped wooden floorboards and double glazed window to rear.



Bedroom Four

10'4" x 9'8" (3.16 x 2.96)

With central heating radiator and double glazed window to rear.



Shower Room

6'10" x 4'10" (2.10 x 1.48)

With low flush WC, vanity unit with wash handbasin, shower cubicle, chrome towel radiator and double glazed window to rear.



Second Floor Landing

13'7" x 7'9" (4.16 x 2.38)

A semi-galleried landing with door into storage cupboard and double glazed sash window to rear.

Bedroom Five

11'0" x 11'0" (3.37 x 3.37)

With period style central heating radiator, built-in storage and double glazed Velux windows to front and side.



En-Suite

8'9" x 2'6" (2.68 x 0.78)

Tiled with a low flush WC, shower cubicle, chrome towel radiator and double glazed Velux window to side.



Bedroom Six

15'3" x 12'10" (4.66 x 3.93)

With central heating radiator, stripped wooden floorboards, double glazed window to front and door to potential en-suite shower room.



Potential En-Suite

9'5" x 4'4" (2.89 x 1.33)

With double glazed window to front.

Bedroom Seven

13'3" x 11'10" (4.04 x 3.62)

With central heating radiator, stripped wooden floorboards and double glazed window to rear with impressive far-reaching views.



Shower Room

7'7" x 6'5" (2.33 x 1.96)

With low flush WC, pedestal wash handbasin, shower cubicle, period style central heating radiator, double glazed Velux window to rear.

Outside

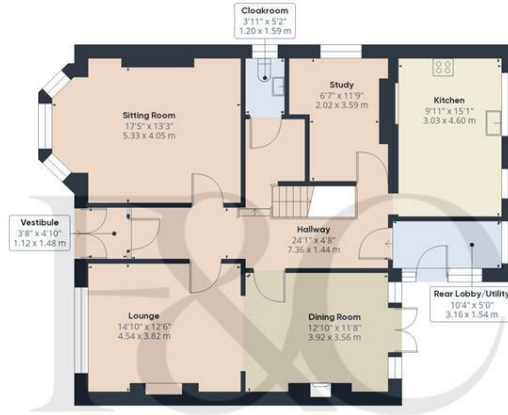
To the rear of the property is a private, well-established garden with plants, shrubs, trees and patio area with views in the distance. To the front of the property there is an extensive driveway providing off-road parking for multiple vehicles.



Council Tax Band E



Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

3158.56 ft²

293.44 m²

Reduced headroom

194.07 ft²

18.03 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Council Tax Band: E
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	