

Burton Road
Derby, DE23 6AG



A substantial double fronted detached period residence enjoying a favoured location close to the City centre - Currently used as a Commercial Office but with Excellent Potential (Subject to Planning) to convert to a superior home

Offers Over £650,000

John German

A rare and interesting opportunity to acquire a magnificent period double fronted detached residence close to the heart of the city centre off the popular Burton Road. Currently used for commercial offices, the property has obvious potential for conversion into a residential dwelling (subject to planning consent of the necessary building regulation approval), it will then make a magnificent family home.

The property has been extensively modernised since its purchase and provides a spacious entrance hallway, five separate reception rooms, three separate cloakrooms and a small kitchen. There is also access to a three-roomed basement. To the first floor there are eight current offices which could easily be converted into a variety of bedrooms, en-suites and bathrooms. To the second floor there are four further rooms, again currently used for offices.

Outside is a Tarmacadam driveway with allocated parking.

The sale provides a good opportunity to acquire a substantial detached double fronted residence in a much sought after location. For further information, please contact the agent.

Accommodation - On The Ground Floor -

Entrance Hall - 4.4m (14'5") -

Rear Lobby - 3.00m x 2.8m (9'10" x 9'2") -

Cloakroom One -

Cloakroom Two -

Cloakroom Three -

Kitchen - 2.9m x 1.7m (9'6" x 5'6") -

Office One - 5.63m x 4.89m (18'5" x 16'0") -

Office Two - 5.24m x 4.56m (17'2" x 14'11") -

Rear Office Three - 2.81m x 8.5m max (9'2" x 27'10" max) -

Rear Office Four - 4.5m x 4.39m (14'9" x 14'4") -

Side Office Five - 3.7m x 3.17m (12'1" x 10'4") -

On The First Floor - Landing -

First Floor Office One - 4.5m x 3.3m (14'9" x 10'9") -

First Floor Office Two - 4.64m x 2.4m (15'2" x 7'10") -

First Floor Office Three - 6.38m x 6.06m (20'11" x 19'10") - with fully equipped fitted furniture.

First Floor Office Four - 4.34m x 4.53m (14'2" x 14'10") -

First Floor Office Five - 4.58m x 4.57m (15'0" x 14'11") -

First Floor Office Six - 2.56m x 2.2m (8'4" x 7'2") -

First Floor Office Seven - 3.9m x 3.89m (12'9" x 12'9") -

First Floor Office Eight -

On The Second Floor - Landing -

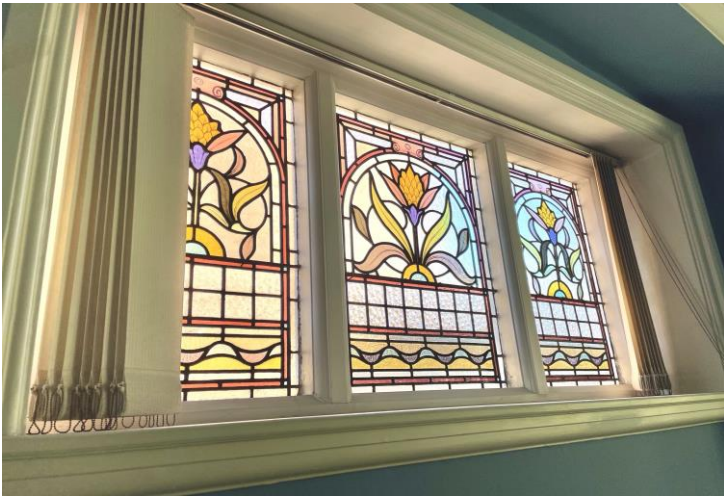
Office Nine - 2.2m x 3.9m (7'2" x 12'9") -

Office Ten - 3.97m x 4.19m (13'0" x 13'8") -

Office Eleven - 4.98m x 8.6m (16'4" x 28'2") -

Office Twelve - 3.5m x 4.25m (11'5" x 13'11") -





AWAITING EPC MEDIA



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Agents' Notes

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