

Burton Road

Derby, DE23 6AJ

John 
German





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£875,000

Imposing gated residence with stylish contemporary styling and extensive living space designed to impress with large reception rooms and very generous bedrooms. Set on a good-sized plot with far reaching views over the roof tops of Derby



This highly impressive home includes underfloor heating throughout the ground floor, quality Villeroy and Boch bathroom fittings, a superb and stylish Living/dining kitchen with island and a full range of quality appliances.

Entrance to the property is via double doors that open into a magnificent reception hall with an impressive central walnut staircase with polished stainless steel spindles rising to the first floor, porcelain tiles with underfloor heating, and a feature curved interior wall. A range of glazed double doors lead off to the main ground floor reception rooms.

The fully tiled guest cloakroom is fitted with a close coupled WC, vanity washbasin with storage beneath and window to the side.

The elegant living room (4.90m x 4.78m (16'1" x 15'8")) features a bay window and tiled flooring throughout with underfloor heating running through an open archway into a generous dining room (5.33m x 3.43m (17'6" x 11'3")) with double aspect windows.

A superb living dining kitchen 7.44m x 5.64m (24'5" x 18'6") sits overlooking the rear garden fitted with an extensive range of high gloss units a central island under counter storage with breakfast bar, Corian work surfaces, triple electric oven including a combination microwave grill and steam oven, integrated dishwasher and American fridge freezer, ample space for a dining table/sofa, French doors and windows with remote control fitted blinds, side door and tiled floor with underfloor heating.

Located off the kitchen is a very practical utility/prep kitchen fitted with a matching range of high gloss units and Corian work surfaces, stainless steel sink, electric oven, gas hob with extractor fan over, washing machine and wall mounted, concealed boiler, tiled floor with underfloor heating. Completing the ground floor accommodation is a large lounge/family room (5.99m x 5.64m (19'8" x 18'6")) featuring bi-folding doors with remote control fitted blinds opening on the rear terrace, underfloor heating.

On the first floor the stairs lead out onto a spacious landing lit by a Velux skylight with a curved feature wall which echoes the ground floor.

Bedroom One (4.65m x 4.04m (15'3" x 13'3")) is a large double room with fitted wardrobes with sliding doors, Bay window overlooking the front elevation. En-Suite shower room (2.74m x 2.44m (9' x 8')) fitted with a generous enclosed shower with mains chrome shower and glazed surround, wide wash basin with vanity unit, bidet and WC all by Villeroy and Boch, tiled floor and walls, double glazed window, extractor fan and chrome towel radiator.

Bedroom Two (4.78m x 4.11m (15'8" x 13'6")) a large double room also with fitted wardrobes, dressing table and drawers, UPVC double glazed windows with fitted blinds. En-Suite (2.18m x 2.01m (7'2" x 6'7")) - fitted with a larger than average shower cubicle with mains chrome shower and glazed screen, wash basin sat on a vanity unit and WC both by Villeroy and Boch, tiled floor and walls, double glazed window, extractor fan and chrome towel radiator.

Bedroom Three (4.47m x 3.61m (14'8" x 11'10")) is another large double featuring a Juliet balcony with superb far reaching views across the city, also with fitted wardrobes, dressing table and drawers. En-Suite (2.39m x 1.98m (7'10" x 6'6")) A further generous en-suite with larger than average shower cubicle with mains chrome shower and glazed screen, wash basins sat on a vanity unit and WC both by Villeroy and Boch, plumbing for bidet if required, tiled floor and walls, extractor fan and chrome towel radiator.

Bedroom Four (4.29m x 3.58m (14'1" x 11'9")) Again a large double bedroom having fitted side wardrobes, overbed cabinets, neutrally decorated, double glazed window with superb far reaching views.

Bedroom Five (2.95m x 2.84m (9'8" x 9'4")) is a smaller bedroom but still suitable for a double bed.

The Lavish Main Bathroom (5.49m x 2.84m (18' x 9'4")) features a walk in shower with mains shower over and glazed

screen, twin sinks sat on a floating vanity unit, WC with concealed cistern and bidet, steps lead up to a superb raised bath, beautifully tiled floor and walls, fitted floating cabinets, display shelving with mirrors and inset lighting, extractor fan, double glazed window.

Outside the property sits centrally within a generous, secure plot with brick wall to the front boundary. Remote operated vehicular gates open to a large block paved frontage providing impressive parking and storage space, there is also a paved front garden with fountain and wide side access to the rear. To the opposite side, the driveway continues to the rear where there is a further parking area and leading to the Double Garage (6.32m x 5.33m (20'9" x 17'6")) brick detached building currently being used as a games room having been plastered and painted with bi-folding doors opening onto the lawn, Velux window, electric, gas supply and media points. The garage retains twin vehicular doors and could be easily adapted back to a traditional garage if required. Potential also for a auxiliary accommodation if required.

The private landscaped rear garden has a raised terrace spanning the width of the rear of the house providing the perfect seating and entertaining area with external lighting and steps leading to a lower family friendly area with lawn and fenced borders. There are numerous external power sockets around the building and stunning far reaching views across the city.

About the area: Burton Road is a principal route in and out of the city centre less than one mile away and less than 1/2 mile away from Littleover village in the opposite direction. There are useful local shopping amenities ranging from convenience stores to medium sized and large supermarkets, there is a vibrant high street in Littleover with most typically required day to day amenities and for everything else there is the city centre with large indoor shopping centre, formally Intu, along with more traditional lanes with independent retailers, bars, cafes and restaurants. Local to Derby are the international large employers of Rolls Royce, Bombardier and Toyota along with the Derby Royal Super Hospital just a short distance away. There are numerous local schools along with private schools within Littleover at both primary and grammar levels. For travel further afield, there is the

Agents note: There are covenants appertaining to this property, a copy of the land registry document is available to view on request.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA18022025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



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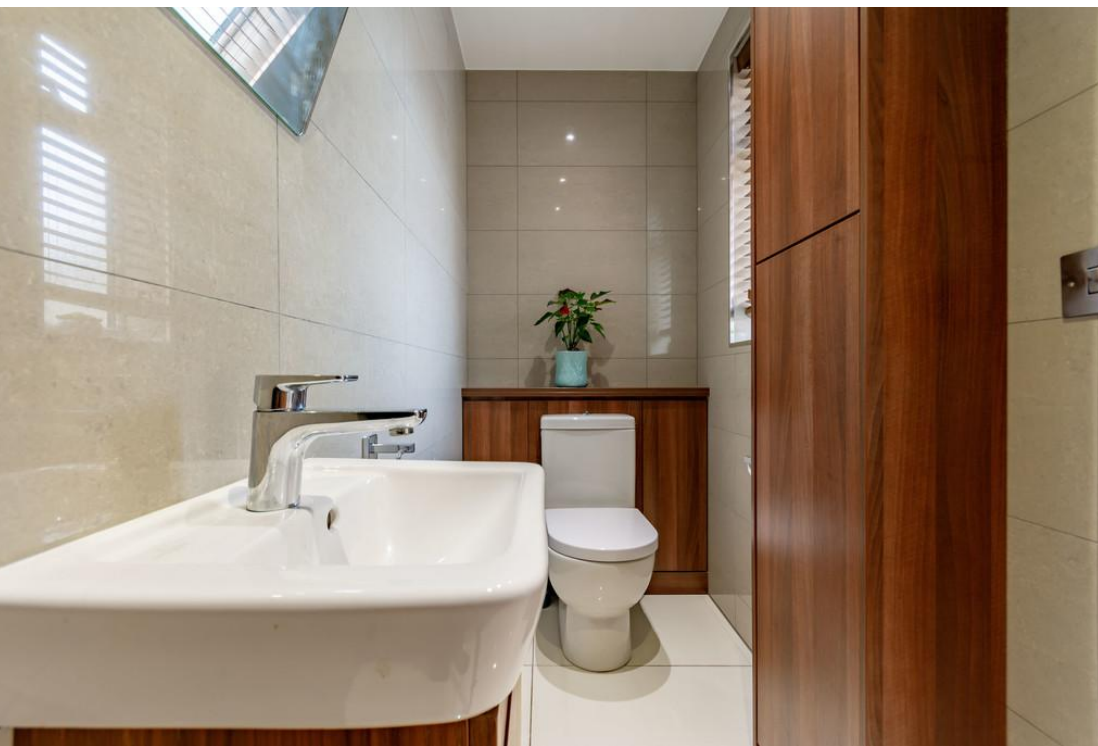
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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