



**522 Burton Road, Littleover, Derby, DE23 6FN**

**Offers Over £325,000**



UNFORTUNATELY WE ARE TAKING NO FURTHER VIEWINGS ON THIS PROPERTY NOW, WE ARE FULLY BOOKED.

A wonderful opportunity to acquire an unmodernised attractive detached residence occupying generous gardens located in the heart of Littleover village offering excellent potential for improvement, personalisation and extension (STPP.) No Chain.





# 522 Burton Road, Littleover, Derby, DE23 6FN

**Offers Over £325,000**



## DIRECTIONS

Approaching from the city centre on Burton Road continue to the large crossroads proceeding straight ahead, after a short distance the property will be found on the right just before the junction with South Avenue.

The property currently comprises, a covered storm porch, formal hallway, lounge, dining room, kitchen and pantry. To the first floor are three well proportioned bedrooms and shower room. The property does benefit from a modern gas central heating boiler and replacement timber framed double glazed windows, some of which have a stained glass feature.

Externally the property is relieved from Burton Road behind a deep frontage comprising a lawn with hedge borders and long driveway whilst narrowing does continue to the rear where there is a detached garage. The rear garden is very well established with patio, lawn, separate workshop attached to the garage, WC and boiler room.

The property is positioned in the heart of Littleover village which has an impressive range of shopping amenities and services. The noteworthy Littleover Community school is within close proximity as is the city centre and Derby Royal Hospital.

A stunning home and a wonderful opportunity.

## ACCOMMODATION

### GROUND FLOOR

Entering the property beneath a deep covered porch with attractive sandstone paving and through an original timber paneled and stained glass door into:

### ENTRANCE HALLWAY

A spacious and welcoming formal entrance hallway with quality parquet style vinyl flooring, stairs lead to the first floor with useful storage area beneath, dado and picture rails, radiator. Access leads off to all ground floor rooms.

### LOUNGE

15'1" x 12'11" (4.60m x 3.94m)

A generous dual-aspect reception room having a timber framed double glazed window with stained glass panels and set to the front elevation and matching French doors leading to the rear patio, a continuation of the quality parquet style vinyl flooring from the hallway, fireplace surround, picture rail and central heating radiator.

### DINING ROOM

14'5" x 12' (4.39m x 3.66m)

A second generous reception room having a deep bay window with timber framed double glazed windows and inset stained glass panels, curved bay radiator, fireplace surround and tiled hearth with an inset gas fire, picture rail.

## KITCHEN

11'5" x 8'9" (3.48m x 2.67m)

Appointed with a stainless steel sink and drainer unit, built-in storage cupboard and deep pantry, quarry tiled floor, door to the rear garden, timber framed double glazed window and central heating radiator.

## FIRST FLOOR

### LANDING

An attractive first floor reception area having a side timber framed double glazed window, built-in store cupboard, access to all first floor rooms and the loft.

### BEDROOM ONE

15'2" x 12'11" (4.62m x 3.94m)

A large double bedroom having timber framed double glazed windows to the rear and side elevations, feature fireplace, picture rail and central heating radiator.

### BEDROOM TWO

12' x 11'3" (3.66m x 3.43m)

A generous double bedroom having a timber

framed double glazed window and inset stained glass panels to the front elevation, feature fireplace, picture rail and central heating radiator.

### BEDROOM THREE

9'4" x 8'9" (2.84m x 2.67m)

An impressive sized third bedroom having a rear facing timber framed double glazed window overlooking the rear garden, picture rail and central heating radiator.

### SHOWER ROOM

8'9" x 6'5" (2.67m x 1.96m)

Appointed with a walk-in shower cubicle with electric shower and tiled walls, wash handbasin and low level WC, built-in store cupboard, timber framed double glazed window and radiator.

### OUTSIDE

Externally the property is relieved from Burton Road behind a deep frontage comprising a lawn with hedge borders and long driveway whilst narrowing does continue to the rear where there is a detached garage.





The rear garden is very well established with patio, lawn, separate workshop attached to the garage, WC and boiler room.

### **COVERED REAR PORCH**

Providing sheltered access into the Boiler Room and WC.

### **BOILER ROOM**

5'10" x 4' (1.78m x 1.22m)

Providing useful storage space also housing a Vaillant combination boiler providing domestic hot water and gas central heating.

### **WC**

With high level WC.

### **GARAGE**

Of brick construction with double opening doors, power and light.

### **WORKSHOP**

9'11" x 9'8" (3.02m x 2.95m)

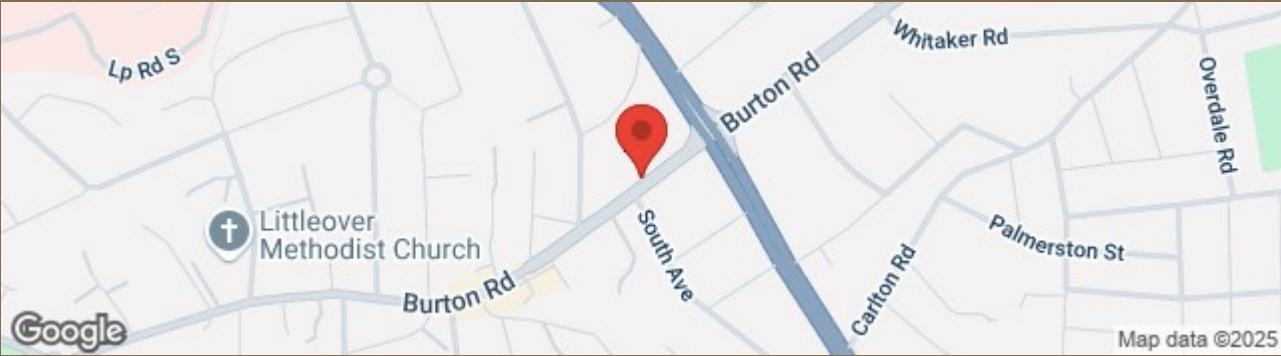
Attached to the rear of the garage having a timber door, power and light.



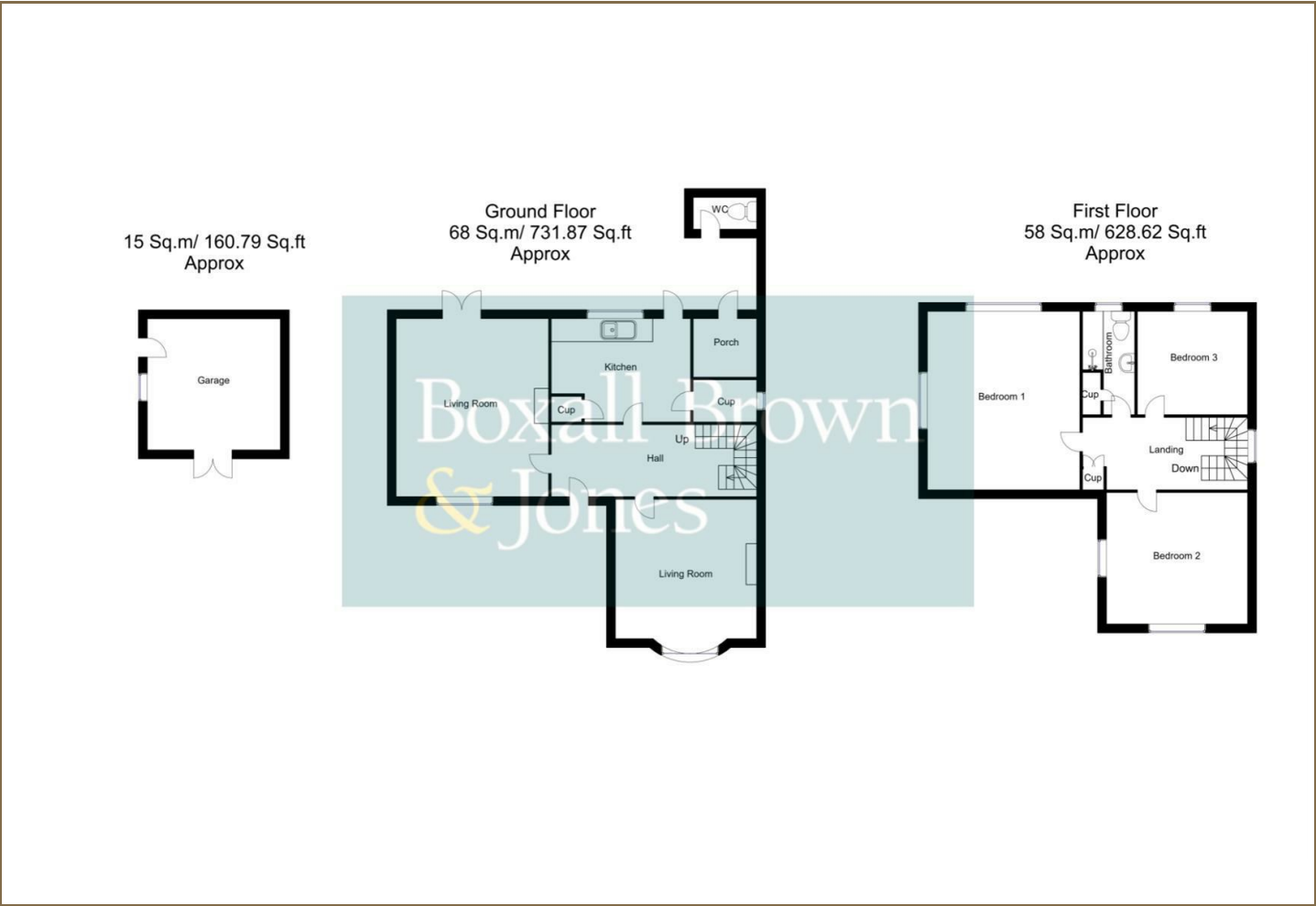




## Road Map



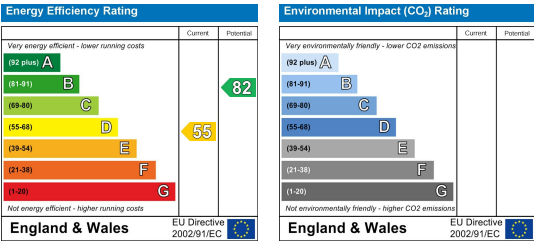
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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