



The Orchard Main Street, Burnaston, Derby, DE65 6LG

Offers In The Region Of  3  1  2  D
£575,000

An individual detached property built in the 1980's (1985) with three bedrooms and three reception rooms occupying a delightful plot including formal gardens, large driveway and attached double garage located in this charming hamlet with superb open rear aspect. No chain.



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Offers In The Region Of £575,000



The property offers generous and well presented accommodation also with ample potential for refurbishment or development subject to planning consent. The property was originally constructed in the 19XX's and has been a family home ever since. The current has centrally heated accommodation comprises, entrance porch, formal hallway and inner corridor, guest cloakroom WC, large lounge, dining room and conservatory all taking advantage of the open rear aspect, a fitted kitchen, rear lobby and utility room. There is a principal ground floor bedroom with patio doors and fitted wardrobes, second bedroom and four piece bathroom suite, to the second floor is a third bedroom and study/store.

Externally the property occupies a delightful plot having a sweeping driveway set behind gates leading to an attached double garage and beautiful lawned gardens. The rear garden is mainly laid to lawn with the eye being drawn beyond the borders across open farmland and countryside. There is also a functional side sitting/storage area.

Burnaston is a small village hamlet located between Mickleover and Etwall where there are a plentiful range of amenities and facilities covering all day to day requirements. The city centre, East Midlands airport and A38 are all within easy reach.

A superb property, plot and position attractively offered for sale with immediate vacant possession and no upward chain.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Entering the property through a timber and glazed door into an enclosed porch area, inner timber glazed door into:

HALLWAY

A formal hallway area continuing into an inner corridor with stairs leading to the first floor and useful cupboard beneath, principal access into main ground floor rooms, two radiators and cloaks cupboard also with radiator.

CLOAKROOM WC

Low level WC and wash basin, high level window, radiator.

LOUNGE

20'2" x 12'11" (6.15m x 3.94m)

A large lounge having sliding doors to the rear garden offering a stunning aspect of the open land beyond, additional side window, fireplace and surround with a tiled hearth, media connections, two radiators and internal double doors opening into:

DINING ROOM

13'11" x 10'11" (4.24m x 3.33m)

With ample space for a dining table and chairs, side window, radiator and double glazed sliding doors into:

CONSERVATORY

13'6" x 7' (4.11m x 2.13m)

Constructed of a brick base with UPVC double glazed windows and French doors opening into the garden, wonderful views and aspect, tiled floor and a pitched roof with fan.

KITCHEN

12'1" x 9'10" (3.68m x 3.00m)

Fitted with a generous range of wall and base units having matching cupboard and drawer fronts, laminate work surfaces, tiled splashback, side bay window with inset stainless steel sink and drainer, double electric oven, induction hob, integrated fridge, tiled floor, space for breakfast table and chairs, radiator.

REAR LOBBY

With store cupboard, access into garage and:

UTILITY ROOM

12'2" x 6'4" (3.71m x 1.93m)

A generously proportioned utility room having fitted base units, laminate work surfaces and tiled splashback, stainless steel sink and drainer, space for laundry appliances and dishwasher, wall mounted boiler, double glazed window and door to the side garden, tiled floor.

BEDROOM ONE

16'5" to rear of wardrobes x 13'11" (5.00m to rear of wardrobes x 4.24m)

A very spacious principal bedroom having double glazed sliding door sliding to the rear patio and an additional front facing double glazed window, built-in wardrobes, cabinets, bedside drawers and dressing table, ample space for further furniture, radiator.

BEDROOM TWO

10'7" x 10'7" (3.23m x 3.23m)

A comfortable double bedroom with built-in wardrobe, rear facing double glazed window, radiator.



BATHROOM

9'4" x 6'4" (2.84m x 1.93m)

A generously appointed room with a modern four piece suite comprising a deep panelled bath with handheld chrome shower, separate shower cubicle with sliding screen door and electric shower, wash hand basin sat on a vanity unit and low-level WC, attractively tiled floor and walls, double glazed window, inset ceiling spotlights and radiator.

FIRST FLOOR

LANDING LOBBY

BEDROOM THREE

24'4" x 10'10" reducing to 8'11" (7.42m x 3.30m reducing to 2.72m)

A very spacious room with pitched ceilings, side and Velux window, vanity unit with sink and storage, radiator, access into the loft space housing the hot water cylinder.

STUDY

16'6" x 6'10" reducing to 5'1" (5.03m x 2.08m reducing to 1.55m)

A perfect home office with power, light and useful eaves storage.

OUTSIDE

Externally the property occupies a delightful plot having a sweeping driveway set behind gates leading to an attached double garage and beautiful lawned gardens. The rear garden is mainly laid to lawn with the eye being drawn beyond the borders across open farmland and countryside. There is also a functional side sitting/storage area.

DOUBLE GARAGE

20'9" reducing to 13'8" x 16'9" (6.32m reducing to 4.17m x 5.11m)

A very generous attached double garage with twin up and over vehicular doors, side window, loft storage, power and light.





Ground Floor
161sq.m/1727.77sq.ft
Approx

First Floor
45sq.m/488.50sq.ft
Approx

Garage

Utility

Kitchen

Dining Room

Conservatory

Living Room

Hall

Cup

Cup

Cup

WC

Bathroom

Bedroom 1

Bedroom 2

WD

WD

WD

Office

Landing

Bedroom 3

WD

WD

WD

WD

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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs	84	
Not energy efficient - higher running costs	66	

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions	84	
Not environmentally friendly - higher CO ₂ emissions	66	

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