

Fletcher & Company

Rose Cottage Main Street, Burnaston, Derby, DE65 6LG

Offers Around £495,000

Freehold



- No Upper Chain
- Character Cottage in a Village Location
- Fully Renovated & Extended
- Porch, Hall & Fitted Guest Cloakroom
- Two Reception Rooms plus Study Area
- Large Open Plan L-Shaped Kitchen with Utility off
- Master Bedroom with En-Suite Shower Room
- Two Further Double Bedrooms & Bathroom
- Fantastic, Private Rear Garden
- Useful Outbuilding & Double Width Driveway





Summary

A beautiful, three double bedroom, link detached cottage occupying a prime position in the highly desirable village of Burnaston.

This is a fabulous, three double bedroom, link detached cottage located within Burnaston. In 2007 the property was fully renovated and now provides immaculately presented and superbly appointed living accommodation in a desirable residential location.

The property is sold with the benefit of no upper chain and is double glazed and gas central heated with porch, fitted guest cloakroom, large hallway/study area, two reception rooms (one with feature fireplace) and large L-shaped living kitchen with utility off. A spacious semi-galleried landing leads to a master bedroom with en-suite shower room, two further double bedrooms and a bathroom.

The property benefits from a very pleasant, private, lawned garden with extensive patio/entertaining area. There is also a useful, large outbuilding which offers potential for storage or use as a home office/gym. The property also has a double width driveway providing off-road parking for two vehicles.

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The Location

Burnaston is a popular village surrounded by open countryside whilst offering very easy access to A38 and A50, Rolls Royce and Toyota as well as neighbouring villages such as Etwall and Mickleover, which combine to offer an excellent range of amenities. There is easy access into Derby City centre which offers a complete range of facilities. The property is also convenient for East Midlands Airport.

Accommodation

Ground Floor

Porch

3'10" x 3'1" (1.19 x 0.95)

A bespoke panelled oak entrance door provides access to porch with oak floor and recessed ceiling spotlighting. Please note oak floor continues throughout the property.

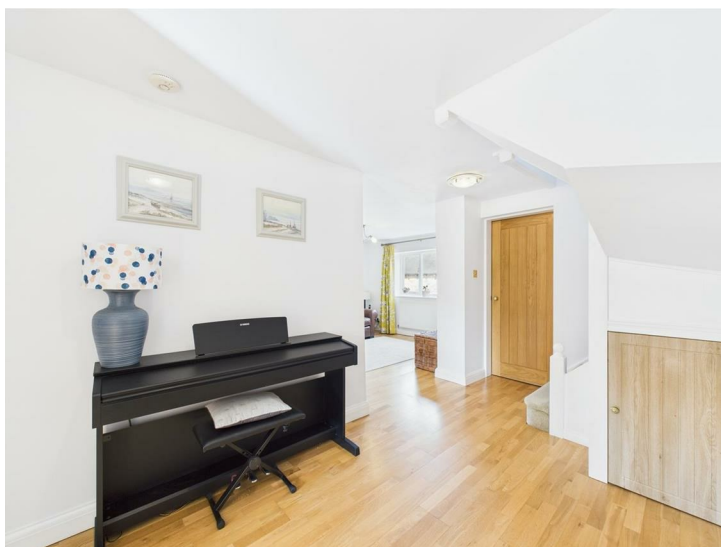
Fitted Guest Cloakroom

5'6" x 3'10" (1.70 x 1.19)

With low flush WC, wash handbasin with tiled surrounds, central heating radiator, oak flooring and sealed unit double glazed window to side.

Hallway/Study

Having continuation of the oak flooring, central heating radiator, under stairs storage and staircase to first floor.



Reception Room One

12'9" x 11'4" (3.89m x 3.45m)

Having a beautiful ornamental feature fireplace with wooden surround and matching display mantel with raised granite hearth and cast iron open fire grate, central heating radiator and sealed unit double glazed window to front.



Reception Room Two

11'2" x 10'8" (3.40m x 3.25m)

With central heating radiator, oak flooring and sealed unit double glazed windows to side and front.



Fabulous Open Plan L-Shaped Living Kitchen

20'7" x 17'4" (6.29 x 5.30)



Dining Area

With travertine flooring throughout, central heating radiator, recessed ceiling spotlighting, picture double glazed window to rear and oak glazed French doors to the garden.



Kitchen Area

A continuation of the travertine tile flooring, L-shaped oak preparation surface, twin inset ceramic sink units with mixer tap, stylish fitted base cupboards and drawers, complementary wall mounted cupboards, appliances including electric Rangemaster cooker, fridge freezer and dishwasher (all available by separate negotiation), integrated microwave, feature steel topped island, central heating radiator, double glazed picture window to rear, oak stable door to side, sealed unit double glazed window to side and door to utility.



Utility

10'2" x 7'6" (3.10 x 2.30)

With roll-edge worktops and tiled surrounds, inset stainless steel sink unit, fitted base cupboards, appliance space suitable for washing machine and tumble dryer, freezer, wall mounted gas fired Worcester boiler and continuation of the travertine flooring.

First Floor Landing

A semi-galleried landing with feature balustrade with central heating radiator, exposed wooden purlins and sealed unit double glazed window to front.

Master Bedroom

17'3" x 11'1" (5.26 x 3.38)

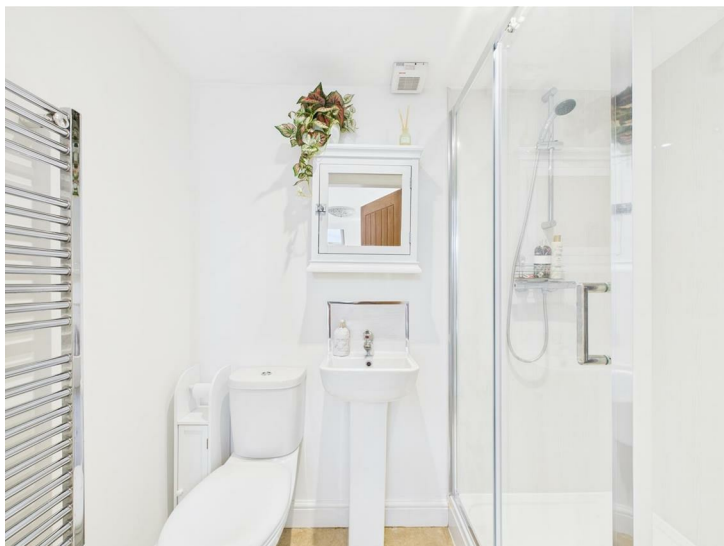
Having a central heating radiator, recessed ceiling spotlighting, double glazed window to westerly elevation with views in the distance, two sealed unit double glazed Velux windows and door to en-suite.



En-Suite Shower Room

7'2" x 4'0" (2.19 x 1.24)

A white suite comprising low flush WC, pedestal wash handbasin, good sized shower cubicle, chrome towel radiator, travertine floor and recessed ceiling spotlighting.



Double Bedroom Two

12'9" x 11'5" (3.91 x 3.49)

With central heating radiator, two exposed purlins, sealed unit double glazed window to rear and sealed unit double glazed window to front.



Double Bedroom Three

11'2" x 10'8" (3.42 x 3.26)

Having a central heating radiator and sealed unit double glazed window to front.



Quality Bathroom

10'4" x 5'6" (3.16 x 1.70)

A four piece suite in white comprising low flush WC, pedestal wash handbasin, panelled bath, shower cubicle, chrome towel radiator, recessed ceiling spotlighting, UPVC double glazed window to rear and door to fitted guest cloakroom.



Outside

To the rear of the property is a beautiful, private garden with feature stone terrace immediately off the kitchen, brick-edged borders containing plants and shrubs, feature barbequing area, outdoor power and water and lawn bounded by mixed hedging, timber fencing and herbaceous borders. Timber shed.

To the front of the property is a block paved driveway providing parking for two vehicles and stone pathway leading to side gate and front door.



Outbuilding

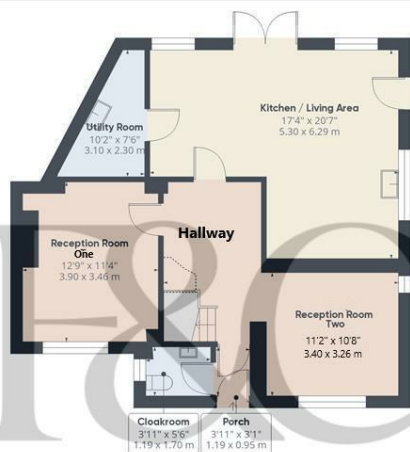
29'5" x 7'6" (8.98 x 2.31)

A separate, detached brick and tile outbuilding offers a potential home office/gym with double doors to the front, double glazed window and three further Velux windows.



Council Tax Band D





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area¹⁾

1521.58 ft²
141.36 m²

Reduced headroom

25.65 ft²
2.38 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 were based on RICS IPMS 3C standard. Please note that, calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Rose Cottage Main Street
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Council Tax Band: D
Tenure: Freehold

