

Walnut Manor

Walnut Close, Burnaston, DE65

Offers Around £1,650,000 Freehold



- A True Rarity on the Market
- Extremely Spacious & Versatile Accommodation with Attached Annex
- Total Accommodation plus Garaging Measures Approximately 7648 sq ft
- Superbly Appointed Throughout with Majority Renovated by Creative Interiors of Derby
- Five Double Bedrooms Each with En-Suite Facilities
- Multiple Reception Rooms & High Specification Fitted Kitchen
- Gated Driveway & Extensive Garaging
- Private Rear Terrace/Garden Offering Delightful Views
- Attached Paddock/Field Included
- Total Plot Measures approx 1.65 Acres





Summary

Walnut Manor is a stunning family home located in the highly desirable village of Burnaston. At the end of a quiet cul-de-sac and accessed via electric gates with an extensive driveway to the front, providing car standing space for multiple vehicles and access to an integral triple garage and separate detached double garage. The driveway continues to sweep around the side of the house to a recently constructed, purpose built garage/workshop. The main garden lies to the rear of the property and features an extensive stone terrace with stunning views over the gardens, attached paddock and fields beyond.

Internally, the property is finished to an extremely high standard with much of the fittings including kitchen, en-suites, bedroom furniture and flooring installed by Creative Interiors. The accommodation is spacious and versatile and features a fabulous entrance hall with feature staircase to first floor, large lounge with media wall, dining room, study, large cinema room, open plan living kitchen with high specification appliances, separate utility room, fitted guest cloakroom and shower room. There is an impressive games room with feature high ceiling, picture window, bar area and mezzanine level (currently used as a gym). The main staircase leads to an impressive galleried landing with continuation of the feature balustrade. There are four double bedrooms each with en-suite facilities, two benefitting from dressing rooms and balconies which make the most of the views to the rear. There is a separate first floor annex, which can be accessed internally or from it's own entrance from the ground floor with steps leading up to a spacious lounge/dining room, fitted kitchen, fitted guest cloakroom, bedroom and en-suite shower room. This provides auxiliary accommodation to the main house, ideal for an au-pair or dependent relative.

F&C

The Location

Burnaston is a particularly tranquil village located approximately five miles south of Derby. The village itself sits amidst attractive open countryside and benefits from village hall and delightful walks in the surrounding open countryside. The neighbouring villages of Etwall, Hilton, Findern, Mickleover and Willington combine to offer a good range of amenities including shops, restaurants, pubs, train station and canal side walks along the Trent and Mersey canal. The property is also convenient for large local employers Toyota and Rolls-Royce. It also gives easy access onto the A38 and A50 which link to the M1 and M6 motorways and East Midlands airport. Schooling in the area includes Repton public school and it's feeder school Repton Preparatory, St Wystan's, also in Repton as well as Boy's Grammar school and Derby High school in Littleover. There also good primary schools in the aforementioned villages.

Accommodation

Ground Floor

Impressive Split-Level Entrance Hall

16'6" x 13'8" (5.04 x 4.17)

A stylish entrance door with double glazed sidelights provides access to a most impressive split-level entrance hall featuring a beautiful, underlit staircase to first floor with oak and glass balustrade, central heating radiators, feature tile flooring with LED lighting, underfloor heating and recessed ceiling spotlighting.

Please note:

All underfloor heating is individually controlled.

Cat5 cabling is in all reception rooms and bedrooms in the main accommodation.

Superbly Appointed Fitted Guest Cloakroom

5'1" x 4'3" (1.56 x 1.31)

Floor and part wall tiled with stylish white suite comprising low flush WC, vanity unit with wash handbasin, central heating radiator, recessed ceiling spotlighting and window to front.

Spacious Lounge

28'7" x 16'2" (8.72 x 4.93)

With feature floor to ceiling media wall incorporating log effect fire, recess ideal for flat screen TV and mood lighting, central heating radiators, underfloor heating, surround sound speakers and recessed ceiling spotlighting, double glazed windows to front elevation and matching bifold doors to rear.

Dining Room

16'4" x 13'9" (4.98 x 4.20)

Having central heating radiators, recessed ceiling spotlighting, underfloor heating, double glazed French door to rear terrace and feature double glazed bow bay window to rear overlooking garden and open fields beyond.

Study

11'0" x 10'0" (3.37 x 3.06)

With central heating radiator, feature tile floor, underfloor heating, recessed ceiling spotlighting, useful fitted storage and double glazed window to rear with impressive views.

Impressive Open Plan Living Kitchen

30'4" x 20'4" (9.26 x 6.21)

Lounge/Dining Area

Having feature tile flooring, two central heating radiators, recessed ceiling spotlighting, air conditioning unit and double glazed bifold doors to rear terrace.

High Specification Fitted Kitchen

Comprising an extensive range of preparation services with matching upstands, stylish gloss finish base cupboards and drawers, complementary wall mounted cupboards with under lighting, inset sink unit with instant hot water with Quooker instant boiling water tap, integrated appliances including large fridge and freezer, wine fridges, integrated dishwasher, two Neff ovens, matching Neff oven/microwave and warming drawer, matching island with inset Neff induction hob and recessed extractor hood over, underfloor heating, recessed ceiling spotlighting and double glazed windows to front elevation.

Inner Lobby

11'1" x 10'4" (3.39 x 3.16)

With central heating radiator, feature tile floor, underfloor heating, recessed ceiling spotlighting, door to front/driveway and further doors to kitchen, utility, games room and cinema room.

Utility

13'2" x 6'8" (4.03 x 2.05)

Comprising further worktops, inset sink unit, useful storage cupboards, appliance spaces suitable for washing machine and tumble dryer, underfloor heating and door to side.

Large Cinema Room

25'0" x 18'9" (7.63 x 5.72)

Featuring central heating radiators, underfloor heating, recessed ceiling and wall lighting, power to ceiling for projector if required, understairs storage cupboard and double glazed windows to two elevations.

Impressive Games Room with Bar Area

34'1" x 24'4" (10.40 x 7.42)

With feature high ceiling incorporating decorative exposed truss work, recessed ceiling spotlighting, feature gable end with impressive picture window framing the view over the garden and open countryside beyond, central heating radiators, recessed floor sockets, multiple mains powered Velux windows to roof with rain sensors, feature staircase to mezzanine floor/gym, door to plant room and further door to shower room.

Well-Appointed Shower Room

6'7" x 4'5" (2.01 x 1.36)

Partly tiled with a stylish white suite comprising low flush WC, vanity unit with wash handbasin and storage cupboards beneath, shower cubicle, tile flooring, underfloor heating, central heating radiator, recessed ceiling spotlighting and double glazed window to side.

Gym

17'10" x 15'4" (5.46 x 4.69)

Please note, accessed from the games room or the dressing room in the principle bedroom is a mezzanine floor ideal for use as a gym. Having feature glass balustrade, cupboard housing the boilers, double glazed window to side and access to annex.

Large First Floor Galleried Landing

13'0" x 11'1" (3.97 x 3.39)

Having a continuation of the oak and glass balustrade, central heating radiators, positive input ventilation unit and double glazed windows to front elevation.

Principle Bedroom

18'5" x 13'8" (5.63 x 4.18)

Featuring a media wall ideal for a flat screen TV, mood lighting around TV and bed units, central heating radiator, air conditioning unit, recessed ceiling spotlighting, door to dressing room, door to en-suite and door to balcony.

Balcony

21'8" x 5'8" (6.61 x 1.74)

With glass balustrade offering fabulous views over the garden and fields beyond.

Superbly Appointed Bathroom

12'0" x 10'0" (3.68 x 3.07)

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin with mixer tap and drawer beneath, large bath with shower attachment, walk-in double shower cubicle, tile flooring, underfloor heating, central heating radiator, recessed ceiling spotlighting and double glazed window to rear.

Bedroom Two

15'10" x 14'8" (4.83 x 4.48)

Having a central heating radiator, air conditioning unit, recessed ceiling spotlighting, door to dressing room, further French doors to balcony, again with glass balustrade and views and door to en-suite.

Balcony

14'10" x 5'11" (4.53 x 1.81)

With glass balustrade offering fabulous views over the garden and fields beyond.

Superbly Appointed En-Suite

9'7" x 6'5" (2.93 x 1.96)

Fully tiled with low flush WC, vanity unit with wash handbasin and drawers beneath, bath with shower over, central heating radiator, underfloor heating, recessed ceiling spotlighting and double glazed window to front.

Bedroom Three

16'1" x 11'9" (4.91 x 3.59)

Featuring fitted wardrobes, central heating radiator, air conditioning unit, recessed ceiling spotlighting, double glazed window to rear with a particularly impressive view and door to en-suite.

Superbly Appointed En-Suite Shower Room

7'2" x 5'7" (2.19 x 1.71)

Partly tiled with a suite comprising low flush WC, vanity unit with stylish wash handbasin, large shower cubicle, tile flooring, underfloor heating and central heating radiator.

Bedroom Four

13'8" x 11'5" (4.17 x 3.50)

Having a central heating radiator, fitted wardrobe, recessed ceiling spotlighting, double glazed window to front and door to en-suite.

Superbly Appointed En-Suite Bathroom

6'2" x 5'8" (1.90 x 1.74)

Partly tiled with a suite comprising low flush WC, vanity unit with wash handbasin and drawers beneath, bath with shower over, tile flooring and central heating radiator.

First Floor Annex

Please note, this can be accessed internally from the mezzanine gym and also has a private ground floor access from the front driveway.

The annex is council tax band A

Lounge Area

33'3" x 12'5" (10.15 x 3.80)

Steps lead up to an impressive spacious lounge/dining area with feature fireplace, central heating radiators, recessed ceiling spotlighting, double glazed Velux windows to rear and double glazed French doors to front with Juliet style balcony.

Kitchen Area

11'8" x 7'1" (3.57 x 2.16)

Comprising stylish worktops with matching upstands, breakfast bar, inset stainless steel sink unit with mixer tap and Quooker instant boiling water tap, inset hob with extractor hood over, integrated double oven, separate oven/microwave, integrated fridge, built-in dishwasher, built-in washer/dryer, stylish fitted base cupboards, further wall mounted cupboards, central heating radiator, breakfast bar, recessed ceiling spotlighting and double glazed window to front.

Fitted Guest Cloakroom

6'6" x 4'9" (2.00 x 1.46)

Appointed with white suite comprising low flush WC, vanity unit with wash handbasin and cupboards beneath, central heating radiator, recessed ceiling spotlighting and double glazed Velux window to rear.

Bedroom

20'0" x 15'11" (6.10 x 4.87)

Featuring central heating radiators, recessed ceiling spotlighting and double glazed windows to front elevation.

En-Suite Shower Room

7'4" x 5'4" (2.24 x 1.64)

Partly tiled with a low flush WC, vanity unit with wash handbasin and drawer beneath, shower cubicle, central heating radiator, tile flooring and double glazed Velux window to rear.

Outside

The property occupies a wonderful, quiet cul-de-sac location in the heart of the highly desirable village of Burnaston. Having an impressive approach via a private driveway between two well-kept lawn sections, it's accessed through remote timber gates with an entry phone intercom system, leading to an extensive tarmac area that provides ample off-road parking for multiple vehicles.

Immediately to the rear of the property is an extensive stone terrace accessed via multiple internal rooms, ideal for outdoor dining. Beyond this, is the first two lawns with mature shrub borders, well-kept hedging and a five bar gate leading to the attached paddock. In its entirety, the property sits on a plot measuring approximately 1.65 acres. From the terrace and rear of the property, there are particularly impressive views over the garden and open fields.

Garages

This house is sure to appeal to car enthusiasts as it benefits from an integral triple garage and detached double garage to the front of the property. Please note the driveway sweeps around to the side and rear of the property via a Grasscrete driveway and culminates in a further large outbuilding/garage space which benefits from internal and external power, is pre-wired for the addition of car lifts/heavy duty workshop tools and is independently heated via a separate boiler to the main house.

The property's security features include an alarm system and CCTV, which also extends to all garages.

Council Tax Band H



Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

7648 ft²
710.6 m²

Balconies and terraces

211 ft²
19.6 m²

Reduced headroom

58 ft²
5.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0 Building 2



Floor 0 Building 3



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(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 	

Walnut Manor Walnut Close
Burnaston
DE65 6PA

Council Tax Band: H
Tenure: Freehold

