

property details **approval form**

349 Burton Road, Derby, Derbyshire, England, DE23 6AH

Date: 07 March 2024

Property Ref and Version: DBY118809 - 0009

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers in excess of £450,000

Tenure: Freehold

>> **key features**

- > Stunning Four Bedroom Detached House
- > Two En-suites & Family Bathroom
- > Full Planning Permission Granted for Eight Bedroom & Multi-Generational Purpose Studio Conversion
- > Parking for Up to Five Vehicles
- > Large South-Facing Rear Garden and Substantial Front Garden
- > Close to Excellent Schools
- > Situated in Sought-After Littleover
- > Council Tax Band F
- > EPC Rating: B

>> **short description**

A spacious and desirable four bedroom detached home perfectly situated in a thriving location for families. Ready to move into with a spacious south-facing garden, and the added benefit of being recently granted full planning permission (PP) for a significant extension creating an eight bedroom home

>> **long description**

Bagshaws Residential are proud to present 'Kalynda', this stunning four bed, three bath detached family home in the sought-after area of Littleover. Providing easy access to Derby City Centre, desirable schooling and the fantastic local road infrastructure including the A38, A52 & M1 beyond.

Set behind a row of beautiful Cherry trees, offering two driveway entrances, one with carport and the other leading to the garage. This expansive and versatile accommodation comprises in brief of; a generous entrance hallway, WC, a front sitting room or study with fitted appliances, the living room with double bow-bay window and dining room, kitchen boasting excellent storage and space for space for seating and appliances. The kitchen has side access to a covered lobby which connects via personnel door into the integral garage and also leads back to the front of the property. On the first floor is a

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>> long description (cont.)

galleried landing connecting four sizeable bedrooms all of double size with fitted wardrobe, the largest two bedrooms with en-suites. The interior is completed with the family bathroom fitted with full suite.

Another excellent feature of the property is the south-facing rear garden which is fully enclosed with seating area and lawn. The house is also equipped with solar panels on the rear-facing roof space improving the energy-efficient for the future owner. Furthermore, this wonderful home poses the opportunity to extend with granted planning permission. Offering with NO ONWARD CHAIN

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>> **room description**

Entrance Hallway

Neutrally decorated, generous space with open staircase ascending to the first floor and doorways off, connecting to the WC, front sitting room and main living accommodation to the rear

Sitting Room/ Study

11' 5" x 9' 3" up to cupboards (3.48m x 2.82m up to cupboards)

Situated at the front of the property, neutrally decorated with fitted cupboards and side access into the covered parking area

WC

Fitted with toilet and hand wash basin

Living & Dining Room

16' 1" at longest point x 22' 10" At widest point (4.90m at longest point x 6.96m At widest point)

Nestled at the rear of the property providing private outlook into the garden, with dual aspect bow-bay windows to the side and rear elevations, neutrally decorated with cosy plush carpets and sliding patio doors into the garden.

Ample space for designated sitting areas and dining areas

Kitchen Breakfast Room

8' 10" x 17' 2" (2.69m x 5.23m)

Generous, previously extended kitchen with beech-effect base and wall units, peninsula breakfast bar seating for stools, fitted single oven, gas hob and chimney extractor hood and dishwasher. Space for further freestanding fridge freezer. Modern spotlight downlights and side access connecting to the garage, frontage and rear garden.

Side Lobby

Currently housing the current owner's washing machine & tumble dryer, intruder alarm controls, and providing personnel door into the garage, as well as access to the front & rear gardens

Stairs & Landing

Galleried landing offering well-spaced out bedroom configuration, large double glazed window to the top of the stairs to allow in floods of light, airing cupboard for linen storage

Bedroom One

16' 1" at longest point x 12' (4.90m at longest point x 3.66m)

Front facing double bedroom, neutrally decorated with fitted wardrobes and bedroom furniture, and access to private en-suite shower room

En-Suite

Fitted with shower enclosure, toilet and mounted wash basin over vanity unit for additional storage

Bedroom Two

12' 2" at longest point x 11' 11" at widest point (3.71m at longest point x 3.63m at widest point)

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>> **room description**

Rear facing double bedroom, neutrally decorated with with fitted wardrobes and bedroom furniture and access to private en-suite shower room

En-Suite

Fitted with shower enclosure, toilet and wash

Bedroom Three

10' 6" at longest point x 10' 8" at widest point (3.20m at longest point x 3.25m at widest point)

Front facing smaller double bedroom, neutrally decorated with fitted wardrobes and bedroom furniture.

Bedroom Four

12' x 9' 2" (3.66m x 2.79m)

Front facing smaller double bedroom, neutrally decorated with fitted wardrobes and bedroom furniture.

Bathroom

With modern spotlight downlights, modern wood-effect sheet vinyl, comprising a full four-piece suite including bath with hand-held shower, separate shower enclosure, toilet and wash basin.

Integral Garage

16' 11" x 9' 3" (5.16m x 2.82m)

With up and over door, power supply, modern Worcester boiler, and side personnel door connecting to the property accommodation. Generous block-paved driveway parking in front including covered carport to the side

Rear Garden

Fully enclosed with a natural stone wall laid mainly to lawn enjoying the preferential south-facing aspect. Seasonally planted beds with flowers, shrubs and mature Cherry, Silver Birch, Bramley Apple and Willow trees frame the lawn, as well as offering block-paved seating space. There additionally are two sturdy timber storage sheds.

Solar Panels

Panels fitted to the South and East-Facing roof space, reducing the property electricity bills

Planning Permission

Full planning granted to extend the property from the already substantial four bedroom accommodation to an impressive eight bedroom home, by means of a two storey rear and side extension and additional loft conversion. The plans include the creation of a separate self-contained annex within the ground floor footprint. Full details of the plans and conditions can be found on Derby City Council planning portal or by request to Bagshaws Residential.

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>> **property images**



Your Bagshaws Residential office: 32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG
T 01332 361308 E Derby@bagshawsresidential.co.uk

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>> **property images**



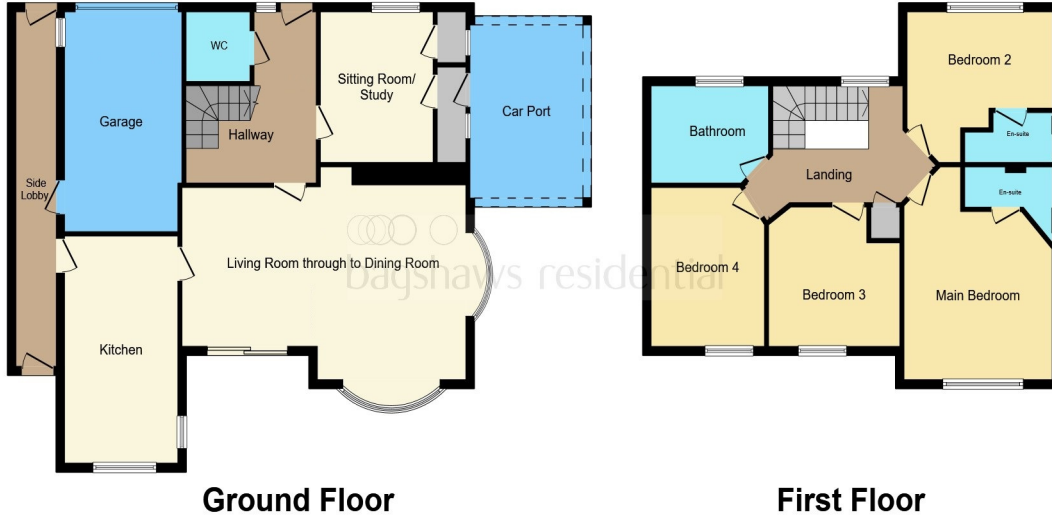
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

Signature

Date

	Signature	Date
Terence Woodhouse		
Mr W.J. Barron		

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