



**GADSBY**  
**NICHOLS**

18 Burlington Road, Mackworth, Derby, DE22 4JE  
Offers Around £219,000

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INTERNAL INSPECTION REQUIRED, to fully appreciate this delightfully presented, THREE-BEDROOMED SEMI-DETACHED residence, which is considered to be one of the most pleasing examples of its type in the area. The property has been the subject of an extensive scheme of modernisation and refurbishment over the past 18-months. Having the benefit of gas central heating, and UPVC double glazing, the accommodation briefly comprises: -

GROUND FLOOR, Canopy Entrance Porch, Entrance Hall, front Lounge with bay window, separate Dining Room, and quality fitted Kitchen with integrated appliances. FIRST FLOOR, landing, Three Bedrooms, and modern luxury Bathroom. OUTSIDE, deep front garden, ample car standing spaces, and landscaped rear garden incorporating a Workop/Store. EPC D (2032), Council Tax Band A.

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### THE PROPERTY

A bay-windowed semi-detached residence, which has been the subject of an extensive scheme of modernisation and refurbishment over the past eighteen-months, and as a result is considered to be one of the most pleasing examples of its type in the area, with early internal inspection being highly recommended to be fully appreciated. The accommodation comprises; canopy entrance porch, entrance hall, two reception rooms, quality fitted kitchen, three bedrooms, luxury bathroom, front garden with car standing, and landscaped rear garden incorporating workshop/store.

### LOCATION



The property is situated on the western fringe of Mackworth, close to Radbourne Lane and open countryside, yet is also within easy access of excellent amenities available within Mackworth to include; day-to-day shopping, eateries, places of worship, schooling, and public houses. Markeaton Park is easily accessible, and provides a range of leisure facilities. The A52 and A38 are just a short drive away, with links to the A50 and M1 motorway for commuting further afield.

### DIRECTIONS

When leaving Derby city centre by vehicle, proceed west along the A52 Ashbourne Road, continuing over the Markeaton traffic island still on Ashbourne Road and past Mackworth, before turning left onto Radbourne Lane, continuing for approximately 0.25-miles before turning left back towards Mackworth onto Moorgate, left onto Dulwich Road, and at the end turn right onto Mayfair Crescent, and left onto Burlington Road.

### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13378.

### ACCOMMODATION

Having the benefit of gas central heating, and UPVC double glazing, the detailed accommodation comprises: -

### GROUND FLOOR

#### CANOPY ENTRANCE PORCH

Having UPVC double glaze entrance door opening to the: -

#### ENTRANCE HALL

Having central heating radiator, and stairs to the first floor.

### FRONT LOUNGE

4.50m x 3.20m plus (14'9" x 10'6" plus)



Measurements are 'plus bay window'. Having UPVC double glazed bay window, feature fire surround with fitted pebble-effect gas fire, two wall light points, ceiling cornice, and central heating radiator.

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### DINING ROOM

3.15m x 2.74m max (10'4" x 9'0" max)



Having UPVC double glazed window to the rear, and central heating radiator.



### KITCHEN

3.58m x 3.15m (11'9" x 10'4")



Having been refitted with a comprehensive range of stylish grey fitments comprising; six single base units, drawers, two double wall units, one double corner wall unit, and two single wall units, together with integrated electric induction hob with glass splashback and glass recirculating extractor fan over, integrated electric oven, integrated dishwasher, integrated washing machine, ample work surface areas with splashbacks and concealed LED lighting over, one-and-a-half bowl stainless steel sink unit with single drainer, UPVC double glazed window to the rear, UPVC double glazed side entrance door, four ceiling downlighters, central heating radiator, and understairs pantry.

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### FIRST FLOOR

#### LANDING

Having three ceiling downlighters, UPVC double glazed window, and built-in airing/boiler cupboard housing a wall-mounted Ideal gas-fired combination boiler providing domestic hot water and central heating. In addition, there is access to the part-boarded and insulated loft space, with electric light.

#### REAR BEDROOM ONE

3.94m x 3.25m plus (12'11" x 10'8" plus)



Measurements are 'plus door recess'. Having UPVC double glazed window, central heating radiator, and four ceiling downlighters.



#### FRONT BEDROOM TWO

3.40m x 3.07m (11'2" x 10'1")



Having UPVC double glazed window, four ceiling downlighters, and central heating radiator.

18 Burlington Road, Mackworth, Derby, DE22 4JE

## FRONT BEDROOM THREE/DRESSING ROOM

2.95m x 2.21m max (9'8" x 7'3" max)



Currently being used as a dressing room, but has ample room to be a single bedroom, having recessed wardrobe, UPVC double glazed window, and central heating radiator.

## LUXURY BATHROOM

2.36m x 1.63m (7'9" x 5'4")



Having been refitted with modern white sanitary ware comprising; panelled bath with both rain and handheld shower fittings over, and glazed shower screen to the side, wash hand basin inset vanity unit with cupboards and drawers under, and low-level WC with concealed cistern, together with modern contemporary heated towel rail, tiled walls, tiled floor, UPVC double glazed windows to the side and rear, extractor fan, and two ceiling downlighters.



## OUTSIDE

### DEEP FRONT GARDEN

Having lawns and flower borders, and driveway affording ample car standing spaces, together with side gate and side patio area.

18 Burlington Road, Mackworth, Derby, DE22 4JE

## LANDSCAPED REAR GARDEN



Enclosed by fencing for privacy, having lawn, raised borders with inset lighting, large paved patio with pergola over, and incorporating large garden shed/workshop with electric power.



## ADDITIONAL INFORMATION

### TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

### DO YOU NEED A SURVEY?

If you are not buying one of our properties, but need a valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

### ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

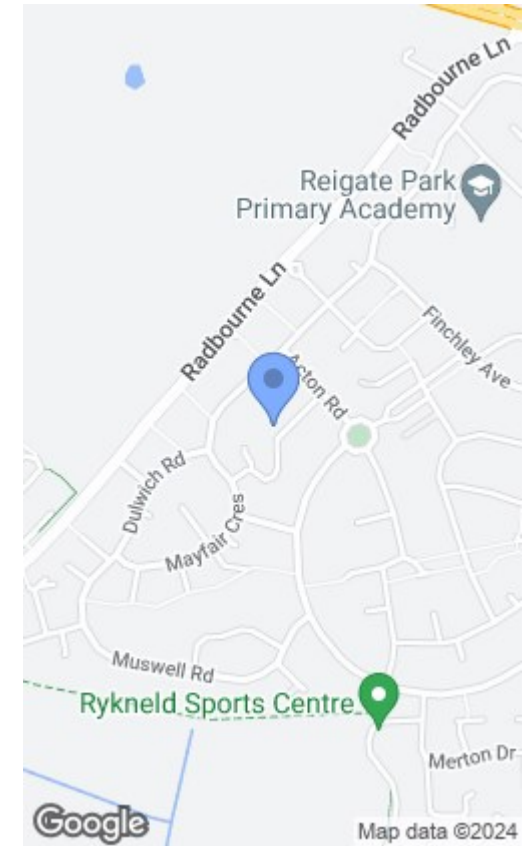
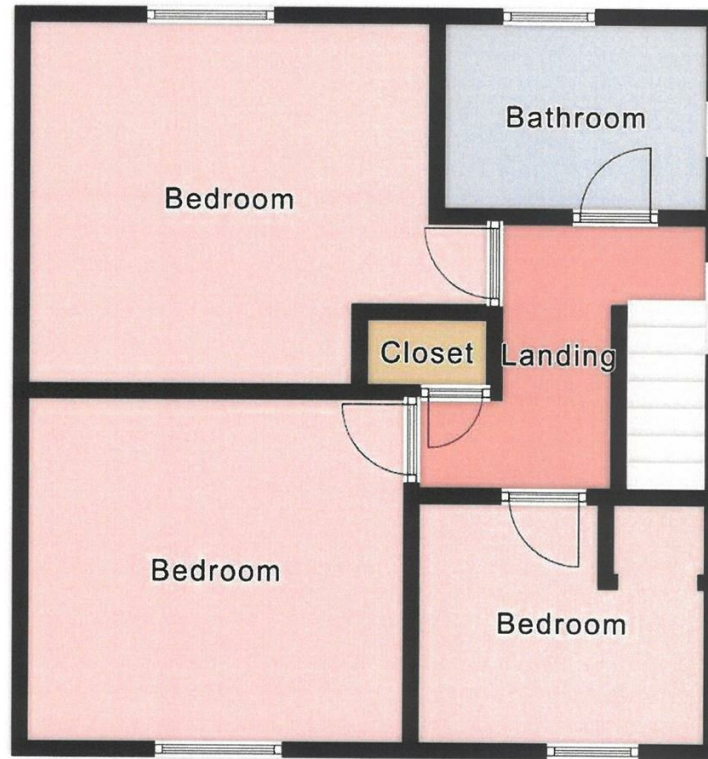
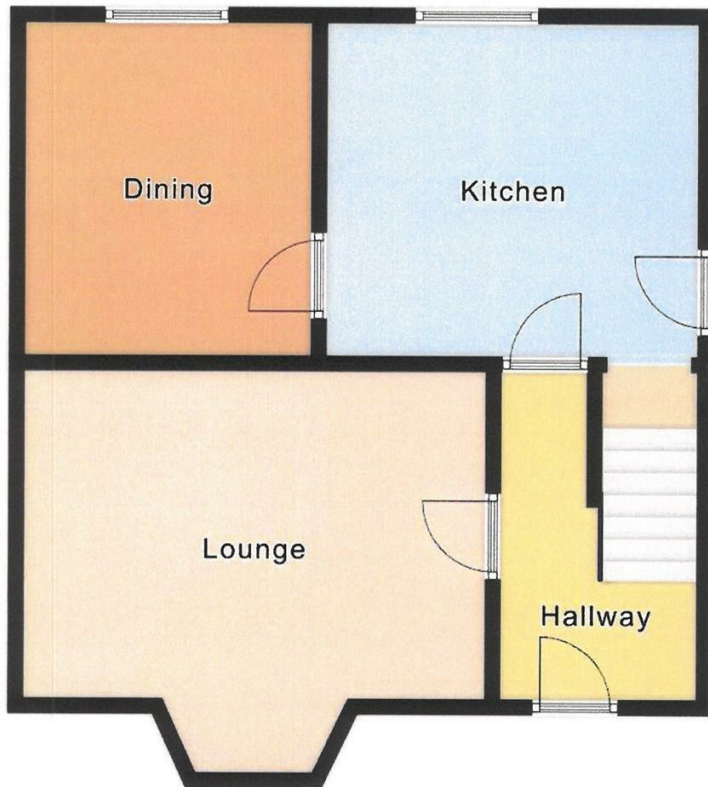
We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13378**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
64	79		

Energy Efficiency Rating: 64 (Current), 79 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: A (Current), A (Potential).

**PROPERTY MISDESCRIPTIONS ACT 1991**

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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