



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

Offers In The Region Of £485,000

CHAIN FREE - An impressive three double bedroom, period link-detached property in the picturesque village location of Burnaston with a spacious open plan kitchen, and three reception rooms, two bathrooms and attractive wrap around garden with versatile outbuilding, and off road parking, offering privacy, flexibility, and the opportunity to make it your own. Must be viewed!



Sales: 01283 777100
Lettings: 01332 511000

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Summary Description

We are delighted to present to the market this impressive period link-detached property which in parts dates back to the 18th Century, now available for sale. Fully revovated and extended in 2007, the residence boasts a generous layout, including three well-appointed bedrooms, offering ample space and comfort for all the family. The property is further complemented by two bathrooms, lending to the convenience of modern family living.

The heart of this home is undoubtedly the kitchen, a singular space that will undoubtedly inspire culinary creativity. Equally enticing are the three reception rooms, each promising to be a hub of family activity or a sanctuary of calm, depending on your needs.

The property's link-detached status affords it a degree of privacy and independence that few other property types can match. It's a home that provides the space and flexibility to adapt to your lifestyle, whether you're entertaining guests, working from home, or simply enjoying a quiet evening in. The property also benefits from having off road parking for two cars and access to fibre broadband.

This property represents a fantastic opportunity for those seeking a home that they can truly make their own. Its potential is only matched by its existing features, and it's a home that's ready to be enjoyed by its new owners. Don't miss out on this wonderful opportunity to acquire a residence of such calibre and potential.

Reception Hallway



Having wood flooring and neutral decor with timber main entrance door, under stairs storage, radiator.

Guest Cloakroom/WC

Having wood flooring and neutral decor with side aspect obscure double glazed timber window, low flush wc, pedestal wash hand basin with chrome hot and cold taps, radiator.

Reception Room

10'8" x 11'2" (3.26 x 3.41)



Having wood flooring and neutral decor with double aspect timber double glazed windows, radiator, telephone point.

Lounge

12'9" x 11'5" (3.91 x 3.48)



Carpeted and stylishly decorated with front aspect timber double glazed window, Adam style fireplace with cast iron fireplace and tiled hearth, tv point, radiator.

Open Plan Kitchen/Diner



A generous L shaped space having travertine tiled flooring and stylish decor with two rear aspect upvc double glazed windows (new), double glazed solid Oak French doors to garden, solid Oak

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stable door to rear garden, side aspect timber double glazed window, recently installed inset LED lights to ceiling, a range of fitted wall and floor units to shaker style in cream with wood worktop, inset porcelain Belfast double sink with brushed metal monobloc tap, space for range oven (gas and electric points), chimney style extractor hood, integrated microwave oven.

Dining Area

10'3" x 9'4" (3.14 x 2.87)



Kitchen Area

11'2" x 17'3" (3.42 x 5.27)



Utility Room

Having travertine tiled flooring and neutral decor with base units with worktop, inset stainless steel sink with chrome monobloc tap, space and plumbing for washing machine, wall mounted Worcester Bosch gas combination boiler.

Stairs/Landing

Carpeted and neutrally decorated with wooden spindle staircase, front aspect timber double glazed window, gallery landing area, beamed ceiling.

Bedroom One

17'3" x 11'1" (5.27 x 3.39)



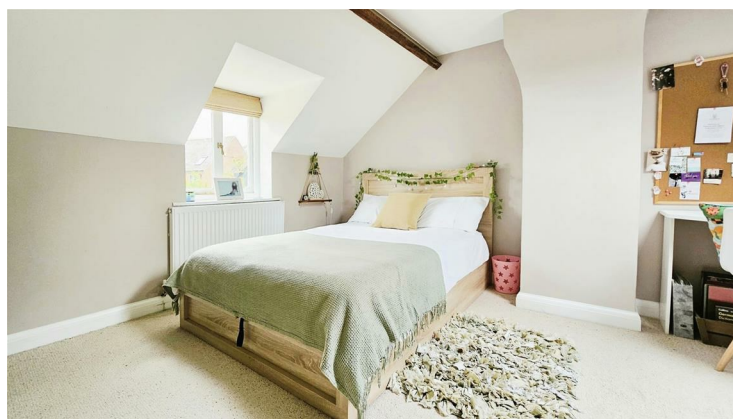
Carpeted and neutrally decorated with rear aspect upvc double glazed window (new), sloping ceiling detail with two Velux rooflights, radiator.

En Suite Shower Room

Having travertine tiled flooring and neutral decor with inset lights to ceiling, low flush wc, pedestal wash hand basin with chrome monobloc tap, shower enclosure with plumbed shower, wall mounted chrome heated towel rail.

Bedroom Two

12'10" x 11'5" (3.92 x 3.48)



Carpeted and neutrally decorated with front aspect timber double glazed window, sloped ceiling detail with exposed beams, Velux rooflight, radiator.

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Bedroom Three

10'9" x 11'2" (3.3 x 3.41)



Carpeted and neutrally decorated with front aspect timber double glazed window, radiator.

Bathroom



A stylish, four piece bathroom having travertine tiled flooring and neutral decor with rear aspect obscure upvc double glazed window, bathtub with chrome mixer tap having shower attachment and tiled splashback, pedestal wash hand basin with chrome hot and cold taps, low flush wc, shower enclosure with plumbed shower, wall mounted chrome heated towel rail.

OUTSIDE

Frontage and Driveway



To the front you will find a brick paved double driveway, stone paved steps to the house and rear garden and small decorative border with gravel finish.

Rear Garden



To the rear you will find a generous enclosed and private garden which has been attractively landscaped to provide a good mixture of stone patio, lawn, established herbaceous borders, raised brick borders with wood store and barbecue. Exterior double power socket, cold water tap, exterior lights and side gate to frontage.

Outbuilding

29'1" x 7'8" (8.89 x 2.35)



An outbuilding with rooflights, timber double glazed window and



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French doors to garden. This space offers the buyer many options as could provide simple storage or be further improved for use as a workspace or even as an annex to the main building.

Material Information

Council tax band: D

Council tax annual charge: £2005.06 a year (£167.09 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 2 bathrooms, 3 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes. undefined

Energy Performance rating: Survey Instructed (potential rating is

undefined)
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Buying to Let?

Guide achievable rent price: £1750pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Location / what3words

what3words ///apply.dart.yard



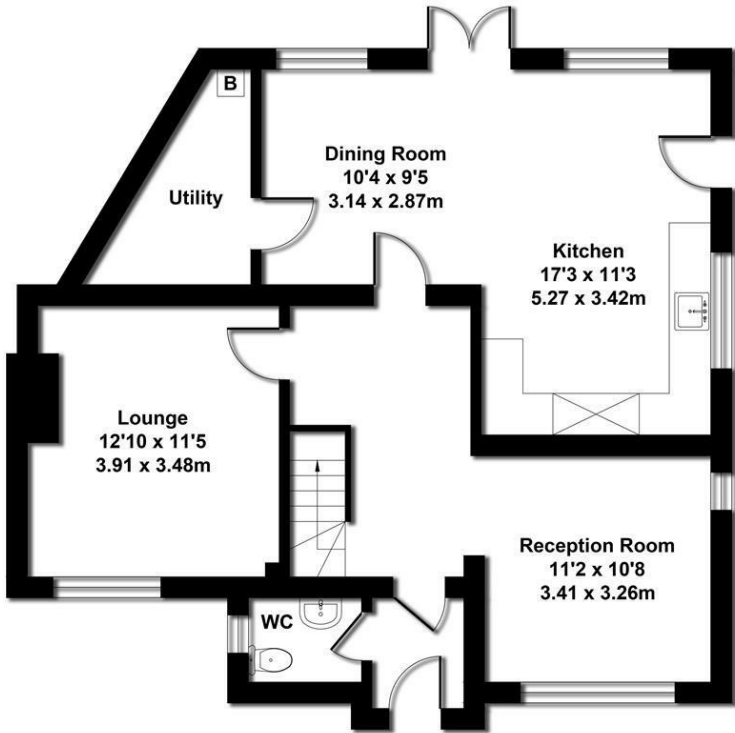
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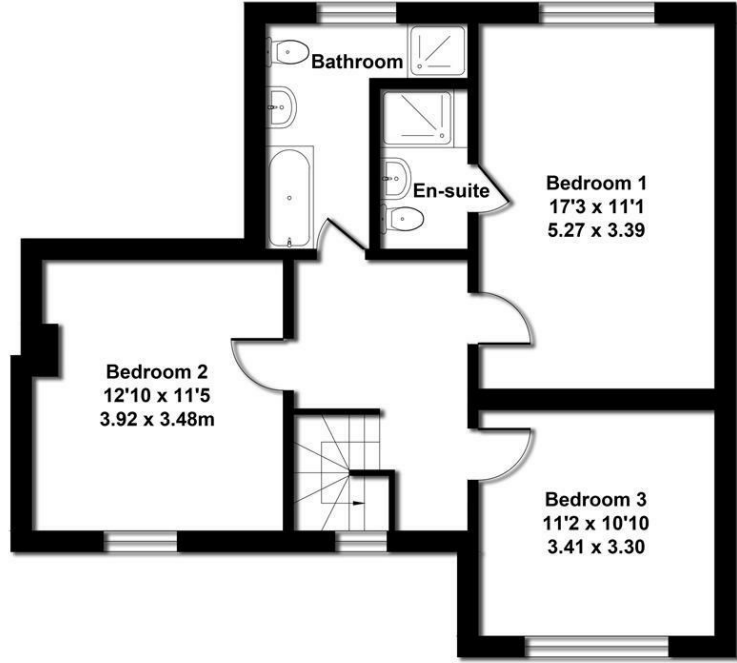
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Rose Cottage

Approximate Gross Internal Area
1528 sq ft - 142 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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