BURBANK HOUSE



BLENHEIM





A WONDERFUL STONE BUILT RESIDENCE, SURROUNDED BY DELIGHTFUL GARDENS

BURBANK HOUSE STANDS PROUDLY WITHIN A SIZEABLE PLOT AND BOASTS PRIVACY AND EXCLUSIVITY.

This substantial five bedroomed residence is situated within a gated development and is perfect for a growing family, thanks to its generous living spaces that total over 3,200 sq.ft and beautiful gardens.





LOUNGE

This wonderful property is positioned on the cusp of Derbyshire countryside, yet is well connected to a range of amenities on Chatsworth Road and in Chesterfield town centre.

The generous accommodation across two floors comprises three spacious reception rooms that are perfect for relaxing, hosting and dining, plus a fabulous breakfast kitchen with an island and a separate utility room.

Five double bedrooms are located on the first floor, including an exceptionally spacious master suite, along with an additional bedroom suite. There is also a well-appointed family bathroom.

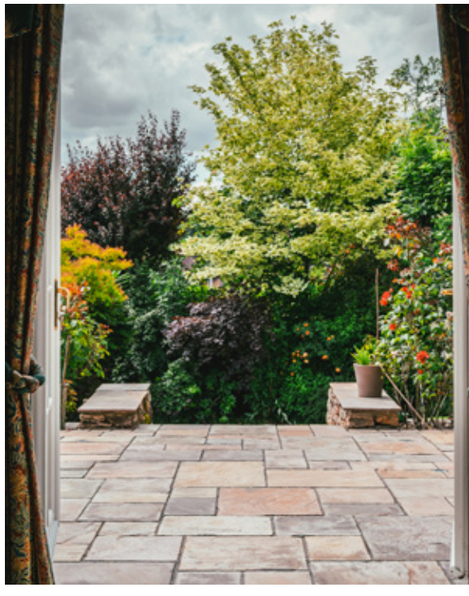
Upon arrival at Burbank House, wrought iron electric gates operated via an intercom open to the sweeping driveway, which accommodates parking for multiple vehicles and provides access to a detached double garage. Above the garage is a well-proportioned room that offers versatility in its usage, from a home office to a games room. A stone flagged path leads between mature shrub borders to the main entrance door, creating a grand welcome to the home. Beyond is a stunning wrap-around garden that extends seamlessly around three sides of the property, incorporating lush lawns, gorgeous established planting and lovely seating areas. A south-westerly aspect can be enjoyed from the rear of the property and to the right hand side.

The property is located just a stone's throw away from Chatsworth Road, which offers a range of independent shops, public houses, cafes and supermarkets. Chesterfield town centre is accessible in roughly 10 minutes by car, where further amenities are located. The Peak District National Park is a short distance away, with popular destinations such as Bakewell, Hathersage and Chatsworth House. Countryside walks are available from Westbrook Drive, taking you through fields and towards Old Brampton and Linacre Reservoirs.

The property briefly comprises of on the ground floor: Reception hall, cloakroom, WC, lounge, dining room, breakfast kitchen, utility room and sitting room.

On the first floor: Galleried landing, master bedroom, master en-suite bathroom, bedroom 2, bedroom 2 en-suite shower room, bedroom 3, bedroom 4, bedroom 5, family bathroom and cylinder store.

Outbuildings: Double garage with room above.



GROUND FLOOR

Double UPVC doors with double glazed panels open to the reception hall.

Reception Hall

Offering a warm welcome to the home, the reception hall has a coved ceiling, pendant light points with decorative ceiling roses, central heating radiator, telephone point and a feature tiled mosaic floor in front of the main entrance doors. Doors open to the cloakroom, WC, lounge, dining room and breakfast kitchen.

Cloakroom

Having a front facing UPVC double glazed obscured sash window and a pendant light point.

WC

Having a front facing UPVC double glazed obscured sash window, pendant light point, extractor fan, partially tiled walls and a central heating radiator. A suite in white comprises a low-level WC and a wash hand basin with traditional taps.

Lounge

22'0 x 17'9 (6.70m x 5.40m)

An exceptionally spacious lounge with front facing UPVC double glazed sash windows, coved ceiling, wall mounted light points, central heating radiators and a TV/aerial point. The focal point of the room is the cast iron fireplace featuring a marble mantel and a granite tiled hearth. Double UPVC doors with double glazed panels open to the right side of the property.

Dining Room

17'5 x 14'9 (5.30m x 4.50m)

A wonderful dining room, perfect for hosting family and friends. Having front facing UPVC double glazed sash windows, coved ceiling, pendant light point with a decorative ceiling rose, wall mounted light points and central heating radiators.



LOUNGE

LOUNGE

DINING ROOM

GROUND FLOOR CONTINUED

Breakfast Kitchen

15'1 x 12'10 (4.60m x 3.90m)

A modern breakfast kitchen with rear facing UPVC double glazed sash windows, coved ceiling, recessed lighting, central heating radiators, telephone point and tiled flooring. A range of fitted base/wall and drawer units incorporate granite work surfaces, upstands, decorative splashbacks, under-counter and plinth lighting and an inset 1.0 bowl sink with an extendable chrome mixer tap and an instant hot water tap. A separate breakfast island incorporates further storage and a matching granite work surface that has a pop-up power point and extends to accommodate six chairs. Appliances include the Rangemaster range cooker with a five-ring gas hob, a hot plate, two ovens, grill and a plate warming drawer, a Rangemaster extractor hood, a Neff microwave, a CDA dishwasher, a CDA full-height fridge and a CDA full-height freezer. Doors open to the utility room and sitting room. A UPVC door with double glazed panels also opens to the rear of the property.

Utility Room

Having a rear facing UPVC double glazed sash window, pendant light point and tiled flooring. A range of fitted base/wall and drawer units incorporate work surfaces, tiled splashbacks and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. The utility room houses the Worcester boiler and there is space/provision for a washing machine and a tumble dryer.

Sitting Room

17'5 x 15'1 (5.30m x 4.60m)

A homely reception room with a rear facing UPVC double glazed sash window, coved ceiling, pendant light point with a decorative ceiling rose, wall mounted light points, central heating radiators and TV/aerial points. The focal point of the room is the fireplace surround, which houses a coal-effect gas stove and has a heavy timber mantel, a brick surround and stone hearth. A UPVC door with double glazed panels opens to the rear of the property.

From the reception hall, a grand staircase with handrails, balustrading and an under-stairs storage cupboard rises to the first floor.



BREAKFAST KITCHEN

BREAKFAST KITCHEN

SITTING ROOM



BREAKFAST KITCHEN



BREAKFAST KITCHEN



SITTING ROOM



SITTING ROOM

RECEPTION HALL

FIRST FLOOR

Galleried Landing

Having a coved ceiling, pendant light point with a decorative ceiling rose, wall mounted light points and a central heating radiator. Doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4, bedroom 5 and family bathroom. Access can also be gained to a loft space.

Master Bedroom

19'8 x 17'9 (6.00m x 5.40m)

A large master bedroom suite with front and side facing UPVC double glazed sash windows, coved ceiling, flush light points with decorative ceiling roses and central heating radiators. A range of fitted furniture incorporates short/long hanging and shelving. A door opens to the master en-suite bathroom.

Master En-Suite Bathroom

Being fully tiled and having a rear facing UPVC double glazed obscured sash window, recessed lighting, extractor fan and a central heating radiator. A suite in white comprises a low-level WC and a pedestal wash hand basin with a mixer tap. Also having a panelled bath with a mixer tap and a hand shower facility. To one corner is a shower enclosure with a fitted shower and a glazed screen/door.

Bedroom 2

17'5 x 16'5 (5.30m x 5.00m)

A well-proportioned bedroom suite with front facing UPVC double glazed sash windows, pendant light point and central heating radiators. A door opens to the bedroom 2 en-suite shower room.

Bedroom 2 En-Suite Shower Room

Having a side facing UPVC double glazed obscured sash window, recessed lighting, extractor fan, partially tiled walls, central heating radiator and tiled flooring. A suite in white comprises a low-level WC and a pedestal wash hand basin with a mixer tap. To one corner is a shower enclosure with a fitted rain head shower and a glazed screen/door.

Bedroom 3

17'5 x 13'1 (5.30m x 4.00m)

Another spacious double bedroom with rear facing UPVC double glazed sash windows, pendant light point, central heating radiator and a TV/aerial point.

Bedroom 4

18'4 x 10'6 (5.60m x 3.20m)

Having a front facing UPVC double glazed arched sash window with two windows to either side, a pendant light point and a central heating radiator.

Bedroom 5

14'9 x 12'10 (4.50m x 3.90m)

Having rear facing UPVC double glazed sash windows, flush light point and a central heating radiator. A range of fitted furniture incorporates short/long hanging, shelving and a vanity table with drawers.

Family Bathroom

A well-appointed family bathroom with a rear facing UPVC double glazed obscured sash window, flush light point, extractor fan, fully tiled walls and a central heating radiator. A suite in white comprises a low-level WC and a pedestal wash hand basin with a mixer tap. Also having a panelled bath with a chrome mixer tap and a hand shower facility. A door opens to the cylinder store.

Cylinder Store

Having a fitted shelf and housing the Worcester hot water cylinder.



MASTER BEDROOM

MASTER BEDROOM



MASTER EN-SUITE BATHROOM



BEDROOM 2



BEDROOM 2



BEDROOM 2 EN-SUITE SHOWER ROOM



BEDROOM 3



BEDROOM 4



BEDROOM 5



FAMILY BATHROOM

EXTERIOR & GARDENS

From Westbrook Close, wrought iron electric gates operated via an intercom open to Burbank House. A driveway provides parking for five vehicles and has planted borders at either side, containing established planting. Access can be gained to the double garage and a stone staircase with a timber handrail rises to the office/games room above the garage.

Double Garage

19'8 x 19'0 (6.00m x 5.80m)

Having two sets of electrically operated double timber doors, light and power.

Office/Games Room

19'8 x 19'0 (6.00m x 5.80m)

Having Velux roof windows, pendant light points, and a timber entrance door with double glazed panels.

From the driveway, a stone flagged path flanked by mature shrub borders leads to the front of the property and provides access to the main entrance door. The front garden is mainly laid to lawn and has an ornate lamppost, additional exterior lighting, trees and an array of plants, including beautiful roses, poppies and foxgloves.

The path continues to the right side of the property, where there is a pleasant stone flagged patio that benefits from a westerly-facing orientation and has exterior lighting, feature up-lighters and external power points. Access can be gained to the lounge. The patio is bordered by lawned areas and to one side is a sizeable fish pond with a water feature. Steps lead down from the patio to an extension of the garden, which has mature trees, a stunning rose bed of multiple varieties and well-stocked shrub borders.

The stone flagged path and garden wrap around to the rear of the property. The path has exterior lighting, a water tap and access can be gained to the breakfast kitchen and sitting room. Surrounding the garden are more established borders populated by shrubs and trees.

The path continues to the left side of the property, where access is gained to the staircase to the office/games room above the double garage, and a wide opening leads back to the driveway.

The gardens of Burbank House are enclosed by hedging and dry stone walling, creating privacy throughout the grounds of this fabulous family home.













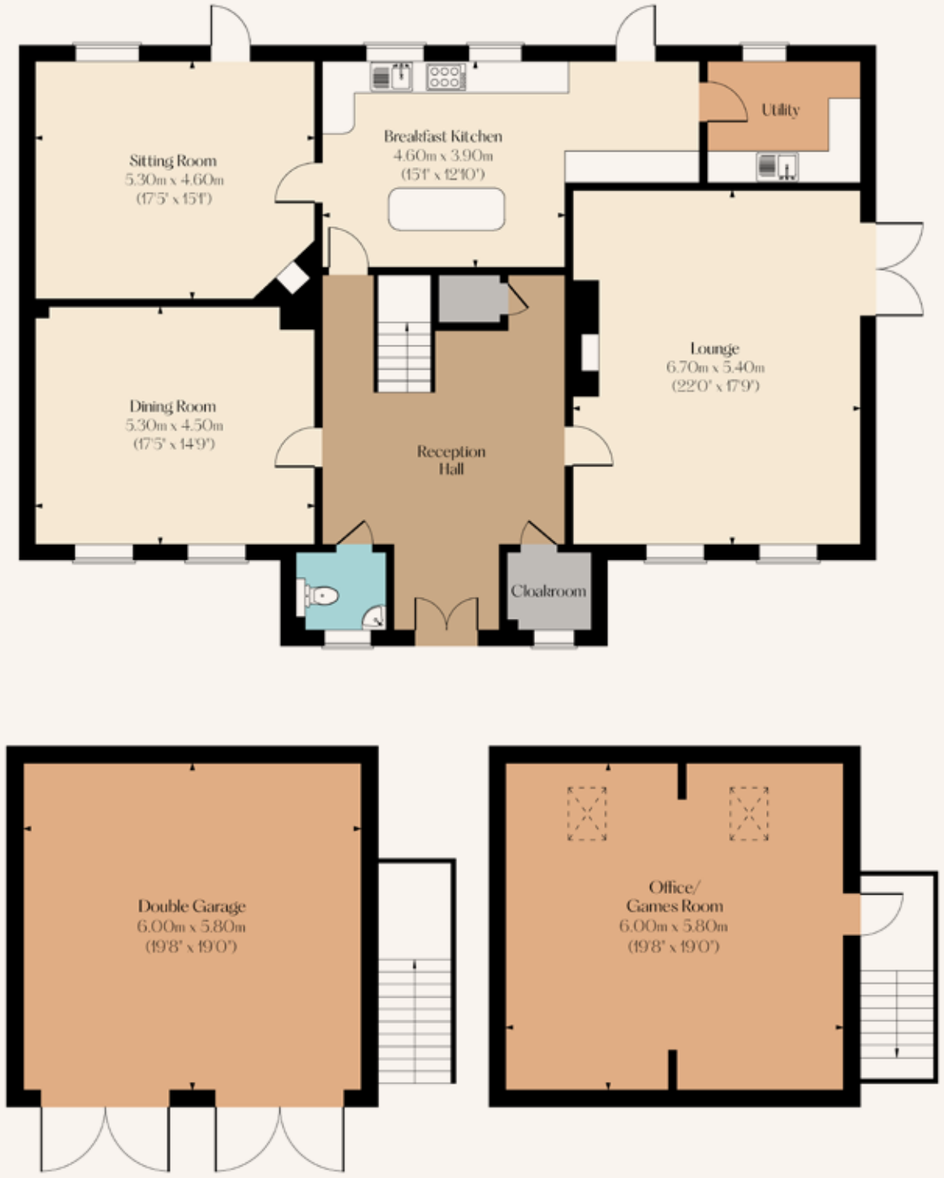




GROUND FLOOR & GARAGE

Ground Floor Approximate Floor Area:
1639 SQ.FT. (152.3 SQ.M)

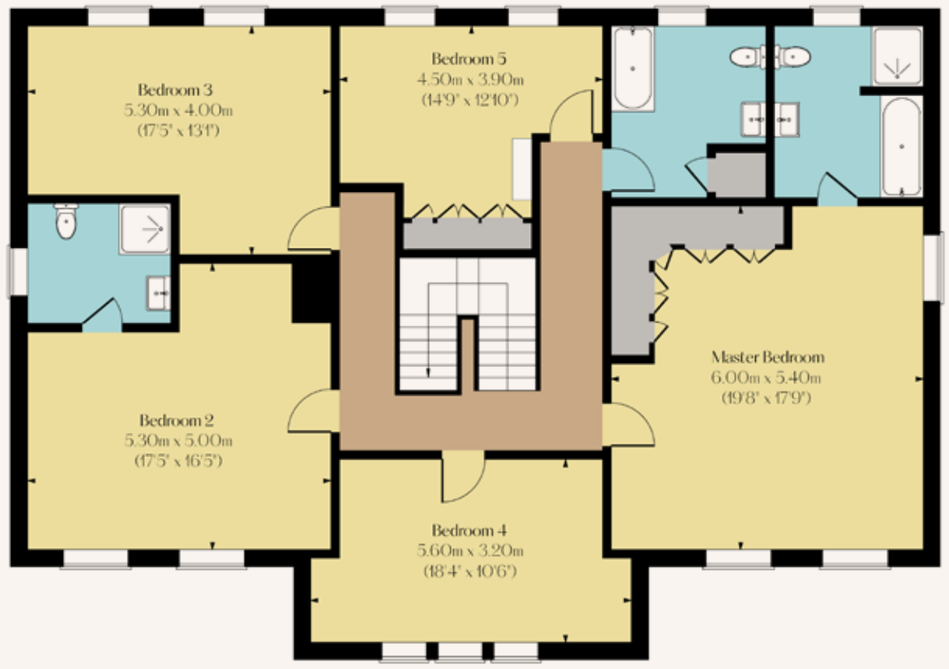
Garage Approximate Floor Area:
749 SQ.FT. (69.6 SQ.M)



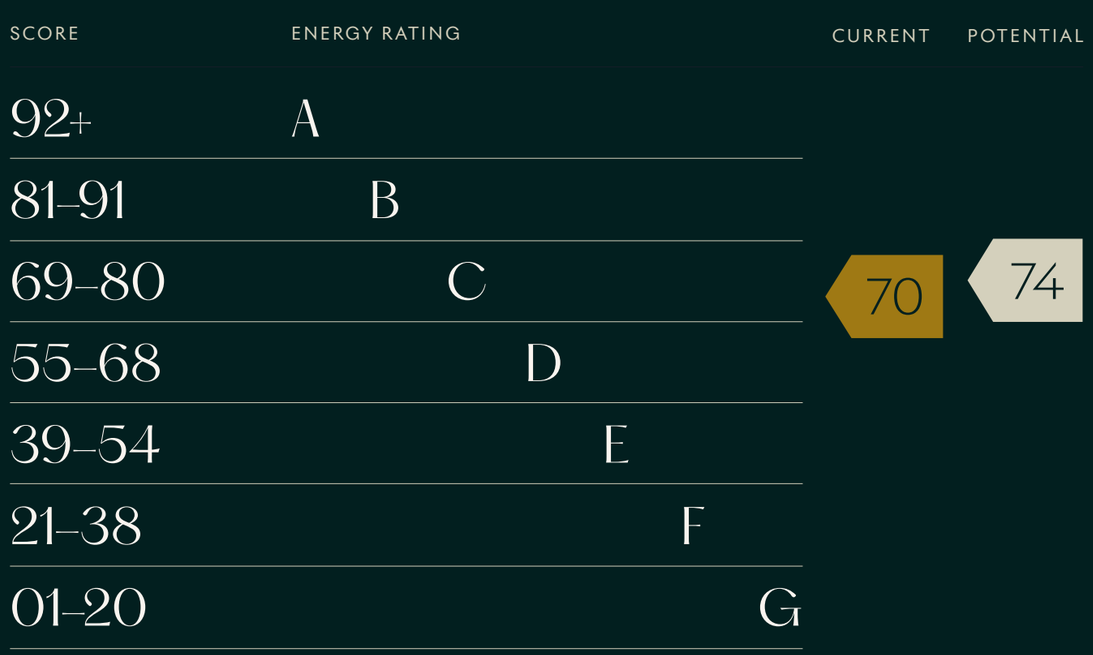
FIRST FLOOR

First Floor Approximate Floor Area:
1639 SQ.FT. (152.3 SQ.M)

Total Approximate Floor Area (Excluding Garage):
3278 SQ.FT. (304.6 SQ.M)



BEDROOMS	BATHROOMS
5	3
LIVING ROOMS	SQFT
3	3,278
TENURE	COUNCIL TAX
Freehold	G



Services

Mains gas, mains electricity, mains water and mains drainage. The broadband is fibre to the cabinet and the mobile signal quality is good.

Rights of Access & Shared Access

The property has a right of access to the development's road that serves the three properties within the cul-de-sac. Within the title is a requirement to contribute proportionally to part of the cost of future maintenance and repair of the turning circle/driveway on the access road.

Covenants, Easements, Wayleaves & Flood Risk

There are covenants. There are no easements or wayleaves. The flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

BURBANK HOUSE

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Chesterfield, S40 3PH

Asking Price
£1,100,000

Viewing strictly by appointment with
our consultant on: 0114 358 2020

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