Fletcher & Company

Walnut Croft Main Street, Burnaston, Derby, DE65 6LG

Offers In Excess Of £500,000

Freehold



- Individually Designed Three-Bedroom Detached Bungalow in a Desirable Village Setting
- Self-Contained Annexe, Ideal for Multi-Generational Living, Guests or Home Working
- Elegant & Spacious Living Room Flowing Seamlessly into a Bright Conservatory
- Bespoke-Style Kitchen with Granite Worktops & Integrated Appliances
- Luxuriously Appointed Family Bathroom with Jacuzzi Bath & Twin Waterfall Shower
- Impressive Principal Suite with Fitted Wardrobes & Contemporary En-Suite
- Beautifully Maintained South-West Facing Courtyard Garden, Perfect for Entertaining
- Private Walled Main Garden with Patio, Lawn & Picturesque Paddock Views
- Driveway for Multiple Vehicles
- Peaceful Semi-Rural Location Combining Countryside Charm with Excellent Connectivity





Summary

This wonderful, three bedroom, detached bungalow offers spacious, beautifully presented accommodation, complemented by a self-contained annexe and delightful private gardens, all set within the highly desirable village of Burnaston.

The property combines generous proportions with stylish finishes throughout, featuring a welcoming entrance hall, modern fitted kitchen with integrated appliances, a bright and spacious living room, conservatory and a luxurious family bathroom. Three well-sized bedrooms include a principal suite with fitted wardrobes and a contemporary en-suite.

Externally, the home continues to impress with a south-west facing courtyard garden, a private north east facing main garden enjoying open paddock views, and driveway parking for multiple vehicles. The annexe provides superb flexibility, ideal for multi-generational living, guest accommodation or home working.

Occupying a peaceful, semi-rural position yet offering excellent access to major road links, local amenities and major employers, this is a rare opportunity to acquire a versatile and beautifully maintained bungalow in a sought-after village setting.

The Location



Burnaston is a highly sought-after village set amidst beautiful open countryside, offering an attractive rural setting while remaining exceptionally well connected. Surrounded by rolling fields and farmland, the area enjoys a peaceful, semi-rural atmosphere that perfectly complements village living.

Despite its tranquil surroundings, Burnaston provides very easy access to the A38 and A50, making it ideal for commuters. Major employers including Rolls-Royce and Toyota are within close proximity, while the neighbouring villages of Etwall and Mickleover offer an excellent range of shops, schools, pubs, healthcare facilities and everyday amenities.

Derby City Centre is easily accessible and provides a comprehensive range of retail, leisure and dining facilities, along with mainline rail connections. The property is also conveniently located for East Midlands Airport, making it well suited for both business and leisure travel.

Altogether, Burnaston successfully combines the charm of countryside living with outstanding convenience and connectivity.

Accommodation

Entrance Hall

4'9" x 3'1" (1.45 x 0.94)

The property is accessed via a striking black entrance door with glazed panels and elegant gold furnishings, complemented by a security light and lantern. A charming front courtyard creates a welcoming approach. Inside, the entrance hall immediately impresses with large black tiled flooring and exposed brick detailing. A half-glazed door leads to the utility room, while a further door opens into the main hallway.

Utility Room



10'5" x 3'2" (3.18 x 0.99)

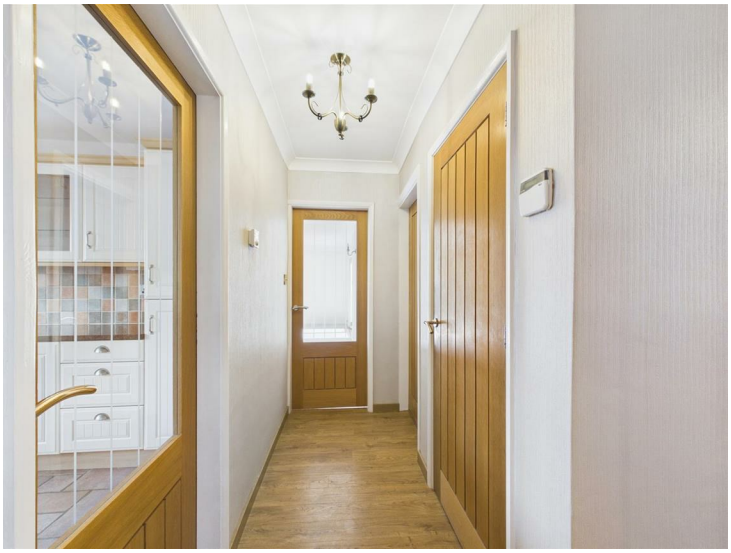
Continuing the tiled flooring from the entrance hall, the utility room is both practical and well-appointed. It benefits from a radiator, extractor fan, ceiling spotlights and plumbing for appliances. A window overlooks the side access, while an internal window into the kitchen enhances natural light flow.

Hallway

32'10" x 7'0" x 3'4" x 2'10" (10.02 x 2.14 x 1.03 x 0.88)

The hallway features oak engineered hardwood flooring and neutral decor, creating a warm and inviting feel. There are two pendant lights, wall lights, two radiators, a smoke alarm, alarm sensor and a Worcester heating thermostat. Oak doors provide access to the kitchen, living room, conservatory, bedrooms and family bathroom. Three storage cupboards offer excellent practicality—one housing the alarm panel, one containing a built-in safe and another with shelving. The consumer unit is also discreetly positioned here.





Kitchen

12'8" x 9'3" (3.87 x 2.83)

The kitchen is fully fitted with cream wall and base units with chrome handles, complemented by standard granite worktops and tiled flooring. Integrated appliances include a Neff microwave, Neff double oven with four-ring gas hob and pull-out extractor, a Hotpoint dishwasher (approximately two years old) and an integrated fridge and freezer. A two-and-a-half bowl stainless steel sink with drainer sits beneath a window overlooking the garden. The walls are half tiled, with the remainder painted and additional features include a radiator, ceiling light fitting, chrome sockets, alarm sensor and space for a further appliance. Patio doors with privacy glass open directly onto the garden.







Living Room

22'0" x 15'11" (6.72 x 4.87)

A beautifully bright and generously proportioned reception room, flooded with natural light. Newly laid cream carpets and white painted walls enhance the sense of space. Features include a stylish electric fireplace, decorative mirror feature, chrome sockets, two pendant lights, two wall lights, BT Openreach connection, TV point and radiator. Sliding patio doors lead to the courtyard, with an additional sliding door and large internal window opening into the conservatory. Access is via a half-glazed oak door.







Conservatory

18'7" x 8'5" (5.67 x 2.57)

A versatile additional reception space with hard oak flooring and French doors opening onto the garden. The conservatory includes a radiator, air conditioning unit, ceiling light, alarm sensor, chrome sockets and TV point, all while enjoying pleasant garden views.





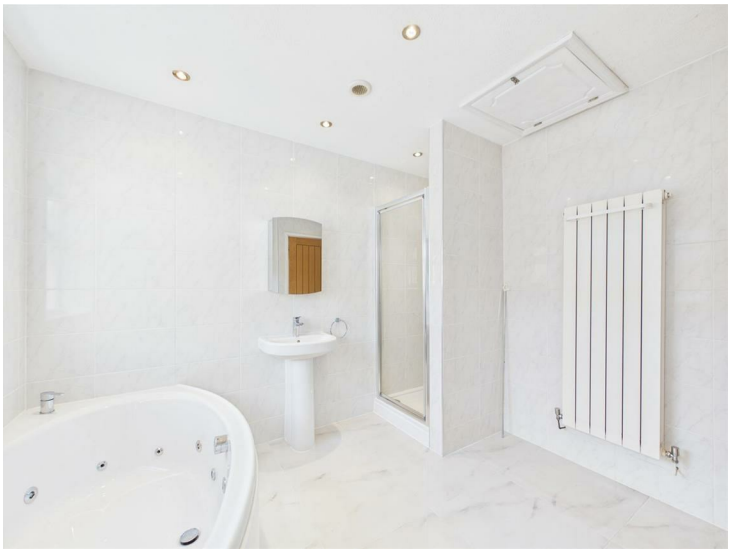


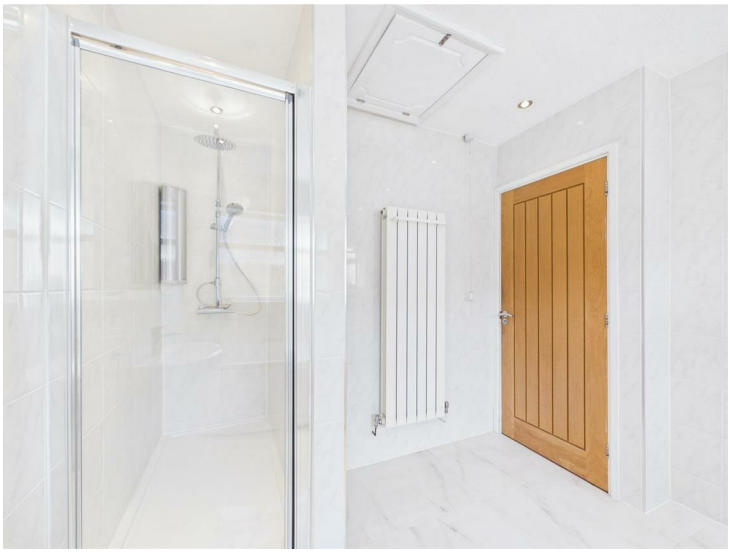
Family Bathroom

9'9" x 8'11" (2.99 x 2.74)

Luxuriously appointed and generously sized, the family bathroom features full-height marble-effect tiling with matching flooring. It comprises a Jacuzzi bath with mixer tap, a double shower cubicle with twin waterfall shower heads, wash basin with mixer tap, WC with push-down flush, and a wall-mounted white radiator. Two privacy-glass windows, ceiling spotlights, extractor fan and a built-in mirrored cupboard complete the space. A loft hatch with pull-down ladder and lighting provides access to the loft.







Loft Space

Accessed from the family bathroom, the loft is partially boarded, offering useful additional storage.

Bedroom One

16'11" x 12'5" (5.16 x 3.81)

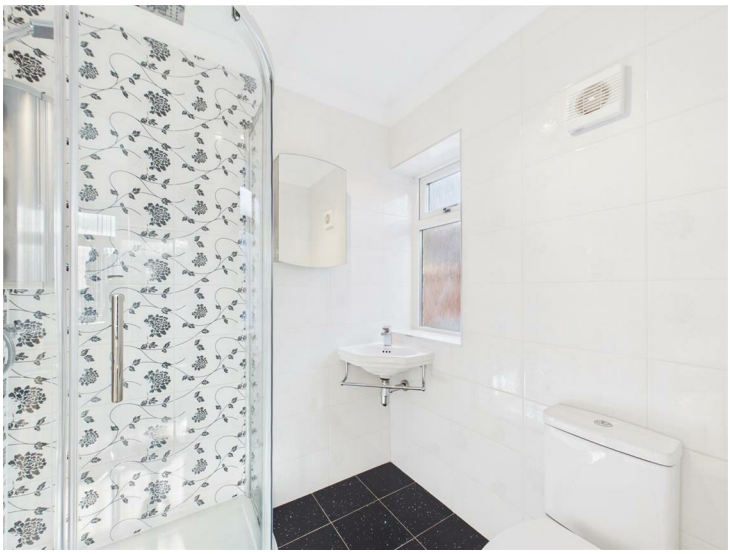
A generously sized principal bedroom with green carpet and fitted mirrored wardrobes. Two large front-facing windows allow excellent natural light. The room also benefits from two radiators with decorative covers, pendant lighting, alarm sensor and gold sockets. A door leads to the en-suite.







En-Suite
5'11" x 5'8" (1.81 x 1.74)
Stylishly finished with full-height tiling and black tiled flooring. Comprising a corner shower with twin waterfall heads, wash basin with mixer tap, WC with push-down flush, fitted mirrored cupboard, radiator with decorative cover, extractor fan, privacy-glass window and ceiling light.





Bedroom Two

14'0" x 10'0" (4.27 x 3.07)

A spacious double bedroom with cream carpet and a large window overlooking the courtyard. Fitted cream glass wardrobes and drawers with chrome handles are complemented by built-in bedside tables with oak worktops. Additional features include a radiator with decorative cover, pendant light, alarm sensor, telephone point and gold sockets.







Bedroom Three

13'10" x 9'10" (4.23 x 3.02)

A good-sized double room with a tall ceiling and laminate flooring. A large courtyard-facing window fills the room with natural light. Finished with white painted walls, pendant lighting and a radiator with decorative cover.





Courtyard Garden

The south-west facing courtyard garden has been designed for low maintenance, featuring composite decking, gravel areas and a central pathway. Additional features include a brick-built fish pond, stainless steel outdoor sockets, outside tap, pendant light and side gate access. Enclosed by attractive walled boundaries, it also provides access to the annexe.







Main Garden

Private and peaceful, the north-east-facing main garden features a spacious patio area with ample room for a large table and six-seater dining set, perfect for outdoor entertaining and relaxing. The garden also includes a lawn with well-established flower borders, mature shrubs, a shed, electric sockets and an outside tap. Fully walled for privacy, the garden enjoys charming views over a neighbouring paddock, where sheep and lambs can often be seen, further enhancing the idyllic rural setting.







Driveway

Providing parking for up to three vehicles, the driveway includes a bin shed and mature flower borders. A black gate leads to the inner courtyard and main property, with additional side access to the garden and a wooden coded gate offering further access to the courtyard and annexe.

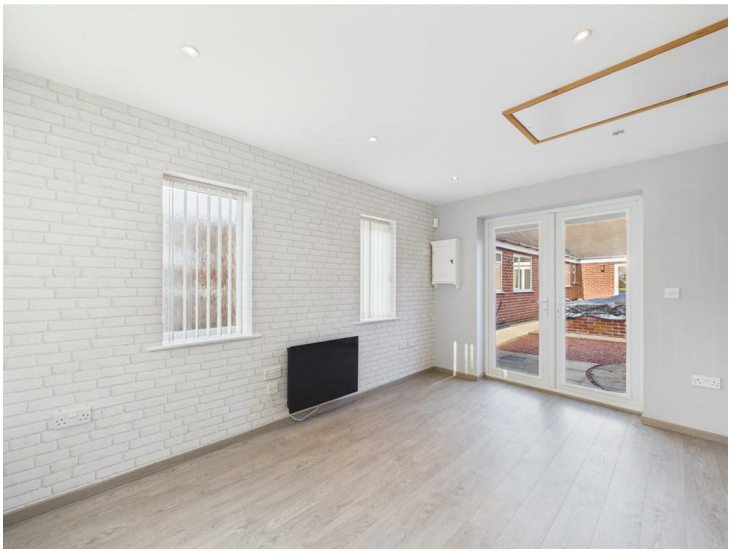
Annexe

12'11" x 9'0" (3.96 x 2.76)

The newly decorated annexe provides flexible additional accommodation. Finished with grey laminate flooring, it features three windows, a large loft hatch (partially boarded), electric heater, ceiling spotlights, multiple sockets, alarm sensor and patio doors. A useful cupboard houses the consumer unit. Wooden doors lead to the kitchen and shower room.







Annexe Kitchen

7'7" x 4'11" (2.33 x 1.52)

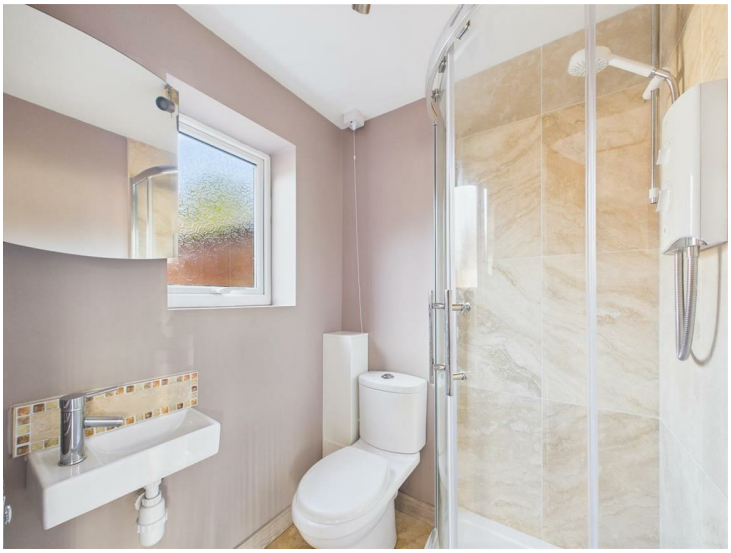
Accessed via an oak half-glazed door, the kitchen features cream wall and base units with chrome handles, oak worktops and splashback, stainless steel sink with drainer and separate taps, electric radiator, ceiling light fitting and a front-facing window.



Annexe Shower Room

4'11" x 4'11" (1.52 x 1.52)

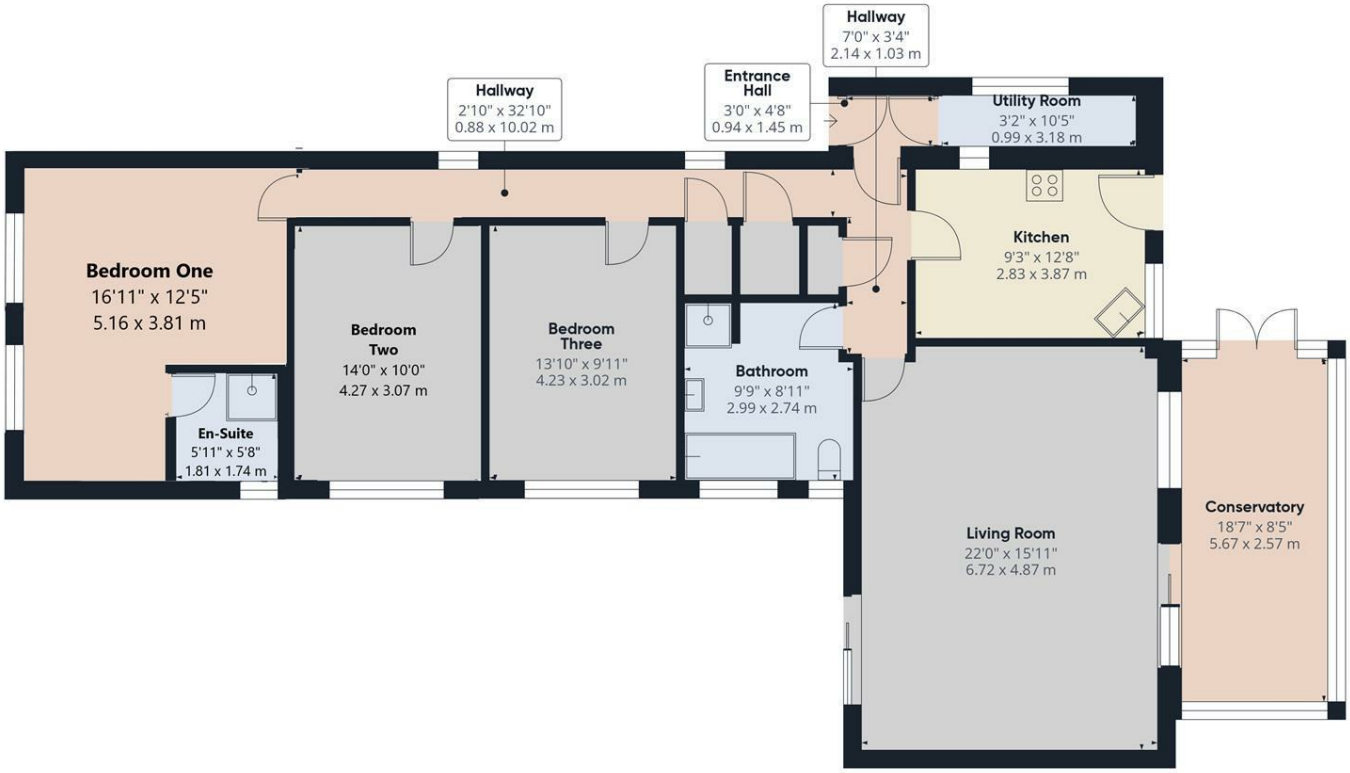
Fitted with a corner electric shower cubicle with full-height tiling and matching flooring, mini chrome towel radiator, wash basin with mixer tap and tiled splashback, WC, privacy-glass window, fitted mirrored cupboard, extractor fan and ceiling light.



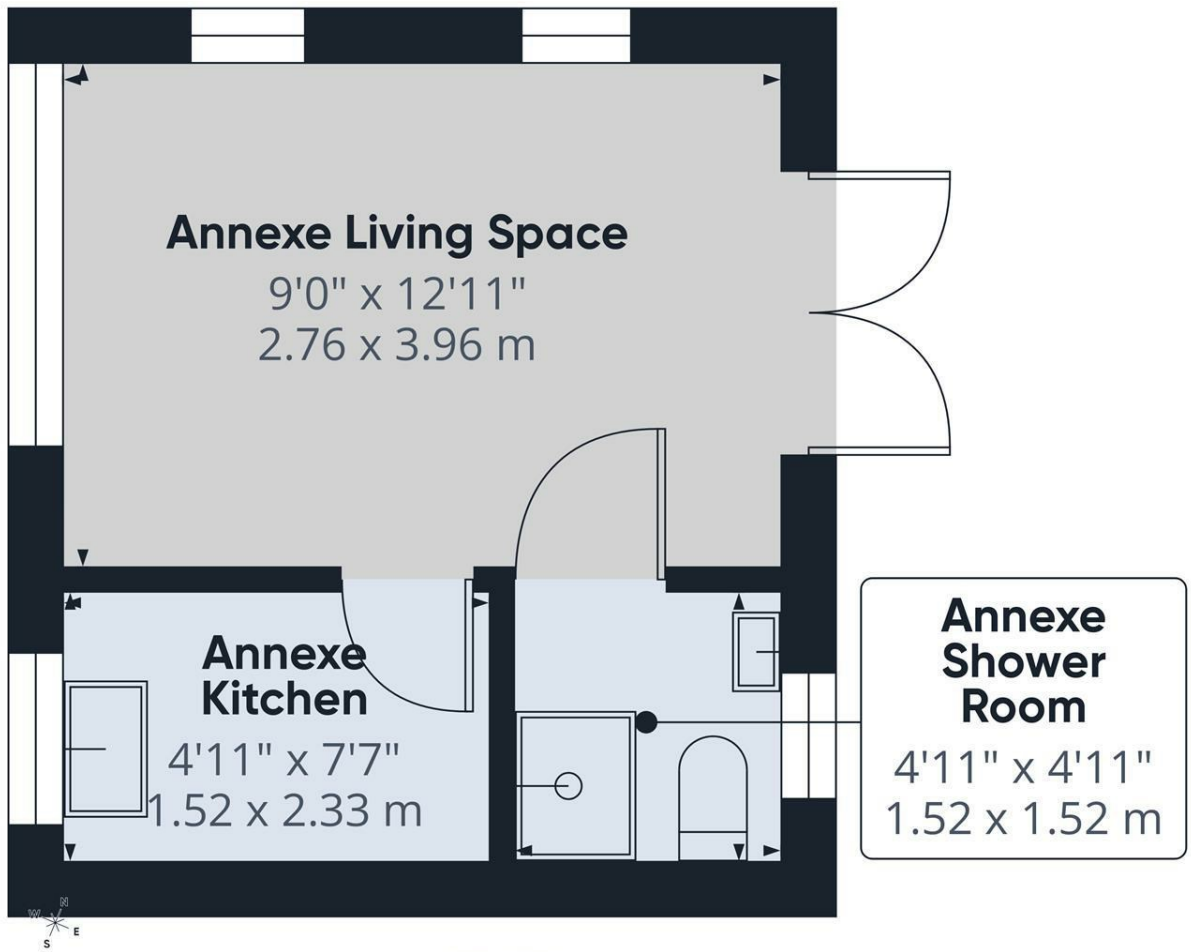
Council Tax Band F







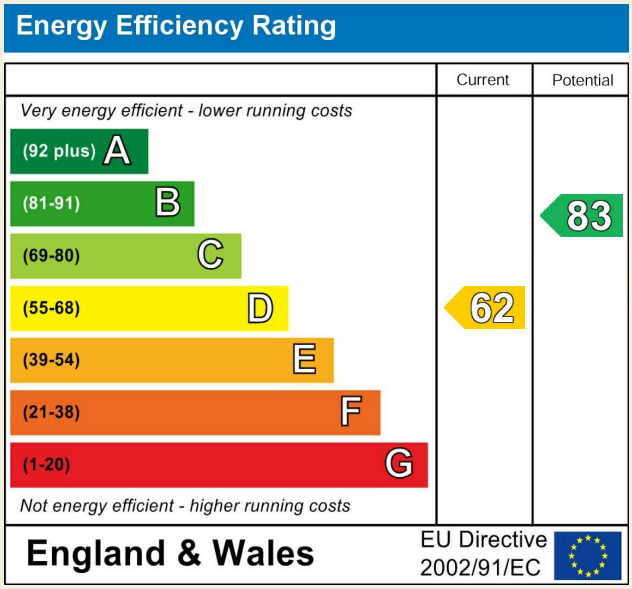
Floor 0 Building 1



Floor 0 Building 2







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