

Grassy Lane

Burnaston, Derby, DE65 6LN

John 
German







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£875,000

An exceptional architect-designed contemporary home. Impressive specification. Generous west-facing garden with far-reaching views and spectacular sunsets. Featuring expansive open-plan living, six double bedrooms, two luxurious principle suites and a 10-year build warranty.

The stunning design is complemented by a huge specification in brief comprising;

- Mitsubishi air source heat pump with 7 year extended warranty and individual thermostatic room controls
- Underfloor heating to both the ground and first floor accommodation
- Factory finished PVC double glazing with aluminium bi-fold doors to rear living areas enjoying a westerly aspect
- Control 4 fully programmable lighting system with mood light options to kitchen, social areas and bathrooms
- Roca sanitaryware with Hans Grohe showers/taps
- Electric sliding gate to frontage with intercom and zoned sensor alarm system
- Range of bespoke fitted furniture

The property is entered via an impressive full height reception hall dominated by the spectacular apex window where stairs lead up to the first and second floors with glazed balustrading creating a real statement entranceway.

Off this is a cloakroom/WC with internal sensor light and a front facing sitting room with bespoke entertainment unit having storage and shelving.

To the rear is an amazing open plan living space with bi-fold doors to both the living and dining areas enjoying high quality porcelain floor tiles that also flow to the exterior patio, again which features a stylish chrome and glass balustrade. The stunning fitted kitchen within this area features an excellent contemporary range of units with quartz worktops and a large central island having waterfall quartz worktop and end panels with feature plinth and overhead lighting, together with an inset Neff five zone induction hob and extractor hood over. The sink features an instant hot water tap with additional cold water filter. All of the appliances are quality Neff and comprise two hide and slide fan ovens, a combi microwave oven with warming drawer below and an integrated fridge freezer. The large living and dining space overlooks the garden and provides a fabulous family and entertaining area which flows outside to enjoy the garden and westerly aspect.

There is a separate, equally well-fitted matching utility room with ample storage, quartz worktops with inset sink and a second integrated fridge freezer, together with Neff automatic washing machine and matching tumble dryer. A door opens to the integral garage and to the side.

The first floor also has underfloor heating and is flooded with light from the large feature window to the front.

The master bedroom is spacious with a high ceiling. French doors reveal a Juliet balcony to enjoy the far reaching views. In addition, there is a large walk-in dressing room and a superior en suite shower room.

There are three further generous double bedrooms on this floor, the second of which also has a walk-in wardrobe and fabulous en suite shower facility. A luxurious, fully tiled bath/shower room completes this floor.

To the second floor there are two more double bedrooms, one of which has been fitted out for use as a home office with bespoke storage, shelving and desk space. This floor also features a galleried landing and a fourth well-fitted shower room.

The property is set on a large plot with a landscaped frontage and open aspect. The electric sliding gate with intercom security system opens into a spacious block paved drive area providing access to the garage, which has an electric roller door and electric vehicle charging point at the side.

The generous rear garden enjoys a desirable west-facing aspect with delightful views across open countryside and stunning sunsets. A superb patio, enhanced by contemporary glass and chrome balustrading, overlooks the expansive lawn that stretches beyond.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Air source heat pump

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/09062026

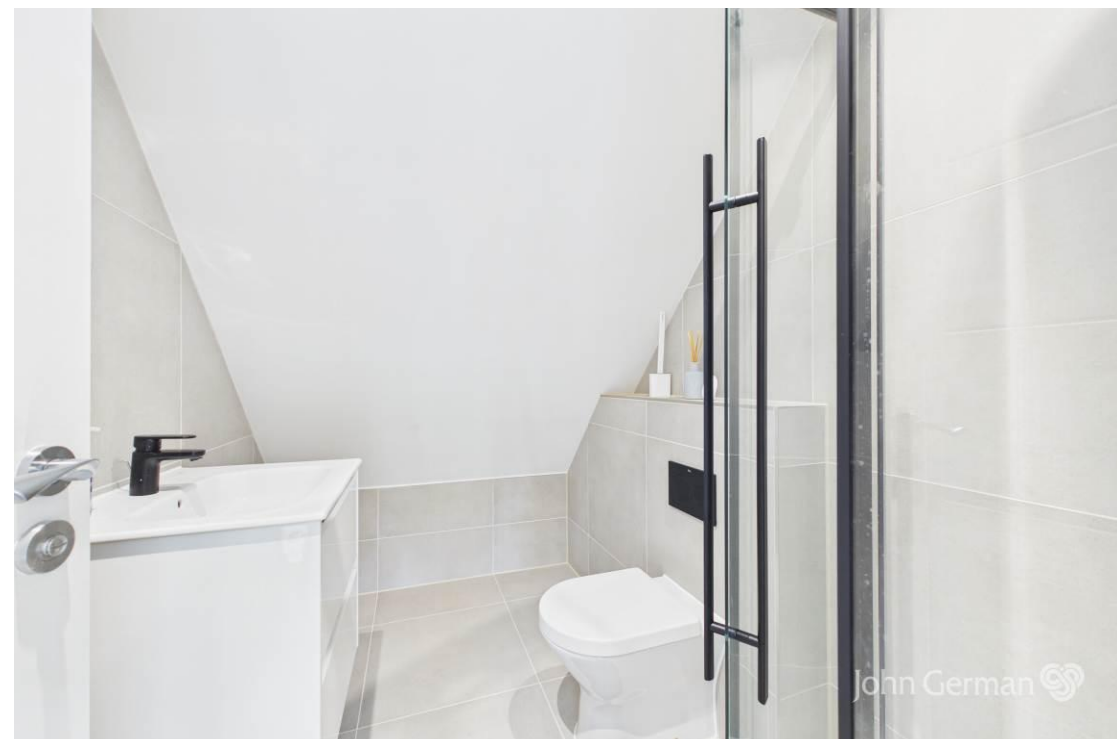
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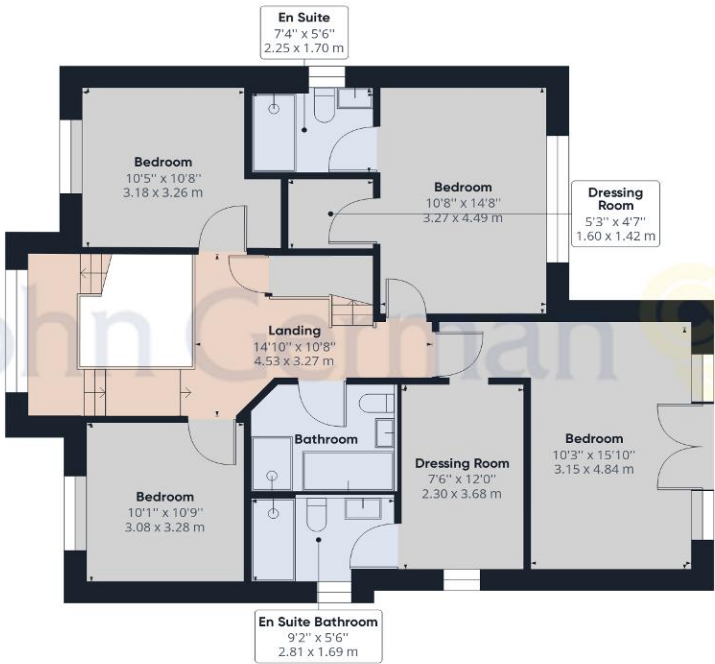




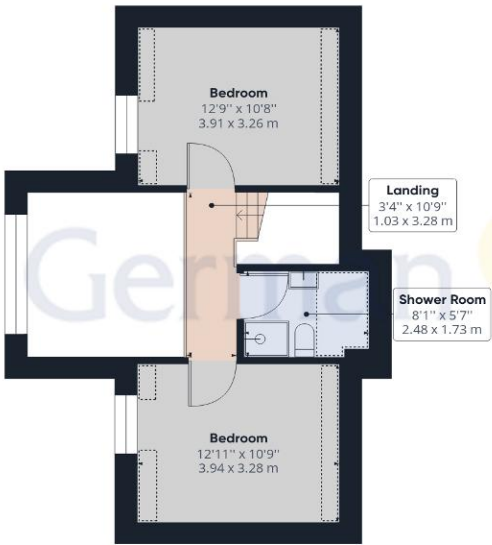




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2590.47 ft²

240.66 m²

Reduced headroom

72.74 ft²

6.76 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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