



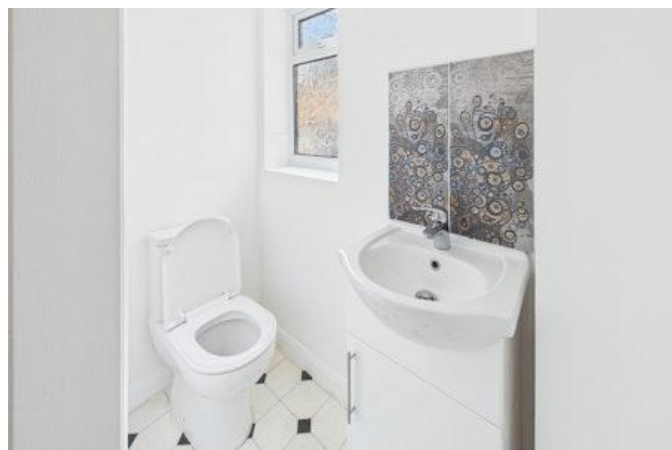
Whitaker Gardens, Burton Road, Derby

Offers in excess **£340,000**



## Key Features

- Detached Home
- Four Double Bedrooms
- En-Suite to Master Bedroom
- Downstairs WC
- Garage & Driveway
- Private Rear Garden
- EPC rating C
- Freehold





A spacious detached family home offering four double bedrooms, an open-plan kitchen/living area, en-suite, garage, driveway and mature rear garden. No upward chain.

### Front External

The property enjoys an attractive frontage set back from the road with a driveway providing off-road parking and access to the garage. A well-maintained front garden enhances the kerb appeal, while a pathway leads to the covered entrance. A gated side access provides convenient access to the enclosed rear garden, completing this welcoming and practical exterior.

### Entrance Hall

A welcoming entrance hall providing access to the lounge, kitchen/dining room and downstairs WC, with stairs rising to the first floor landing. A bright and practical space offering an excellent introduction to the accommodation throughout.

### WC

Fitted with a contemporary two-piece suite comprising a low-level WC and vanity wash hand basin with useful storage beneath. A frosted window provides natural light and privacy, while decorative tiled splashbacks add a stylish finishing touch to this practical cloakroom.

### Kitchen Diner

A spacious open-plan kitchen/dining room, ideal for modern family living and entertaining. The kitchen is fitted with a range of contemporary wall and base units with complementary work surfaces, incorporating an inset gas hob with extractor hood over and built-in oven below, together with ample storage including full-height pantry cupboards.

The generous dining area offers plenty of space for a family dining table and benefits from a window and glazed door overlooking and providing access to the rear garden, allowing natural light to flood the room. Double doors open into the lounge, creating a versatile layout that can be enjoyed as separate reception spaces or opened up for a more sociable feel.

### Lounge

A spacious and well-proportioned reception room enjoying a pleasant outlook over the rear garden through a large window, allowing an abundance of natural light to fill the space. Double doors open into the kitchen/dining room, creating a versatile layout that can be opened up for entertaining or closed to provide separate living spaces, while a separate door leads back into the entrance hall. Finished in neutral décor, the lounge offers ample space for a range of seating, making it an ideal room for both everyday family living and relaxing.

### Bedroom One

A superbly proportioned master bedroom offering generous space for a king-size bed and a full range of bedroom furniture. A large front-facing window allows plenty of natural light to fill the room, creating a bright and airy feel, while the neutral décor provides a blank canvas for a purchaser to personalise. The bedroom also benefits from direct access to the en-suite shower room, enhancing both convenience and privacy.

### Ensuite

Accessed directly from the principal bedroom, the en-suite is fitted with a three-piece suite comprising a corner shower enclosure, low-level WC and vanity wash hand basin with storage beneath. Complemented by contemporary tiling and a frosted window providing







natural light and ventilation, this well-appointed shower room offers both practicality and convenience.

### Bedroom Two

A spacious double bedroom enjoying a pleasant outlook over the rear garden through a large window, creating a bright and airy atmosphere. Offering ample space for a double bed and additional bedroom furniture, this well-proportioned room is ideal as a guest bedroom or for family use and is presented in neutral décor throughout.

### Bedroom Three

A well-proportioned fourth bedroom overlooking the front aspect, offering a bright and comfortable space with room for a bed and additional furniture. Presented in neutral décor, this versatile room would make an ideal child's bedroom, guest room or home office, perfectly catering to the needs of modern family living.

### Bedroom Four

A well-proportioned third bedroom enjoying a pleasant outlook over the rear garden through a large window, creating a bright and inviting space. Offering ample room for a single or small double bed together with additional furniture, this versatile room would be equally suited as a child's bedroom, guest room or home office.



### Main Bathroom

Beautifully presented and recently updated, the family bathroom is fitted with a contemporary three-piece suite comprising a panelled bath with rainfall shower and glazed screen, pedestal wash hand basin and low-level WC. Finished with stylish marble-effect wall panelling, complementary tiling and a frosted window providing natural light and ventilation, this modern bathroom offers a fresh and elegant space for the whole family.

## Rear Garden

The property enjoys a generous and established rear garden, offering a wonderful outdoor space for families and keen gardeners alike. A paved patio provides the perfect spot for outdoor dining and entertaining, with steps leading to an extensive garden featuring mature trees, well-stocked borders and a variety of established shrubs and planting. Enclosed by fencing and mature hedging, the garden offers an excellent degree of privacy and a peaceful setting, with ample scope for further landscaping or creating additional seating areas to suit individual tastes.

## Garage

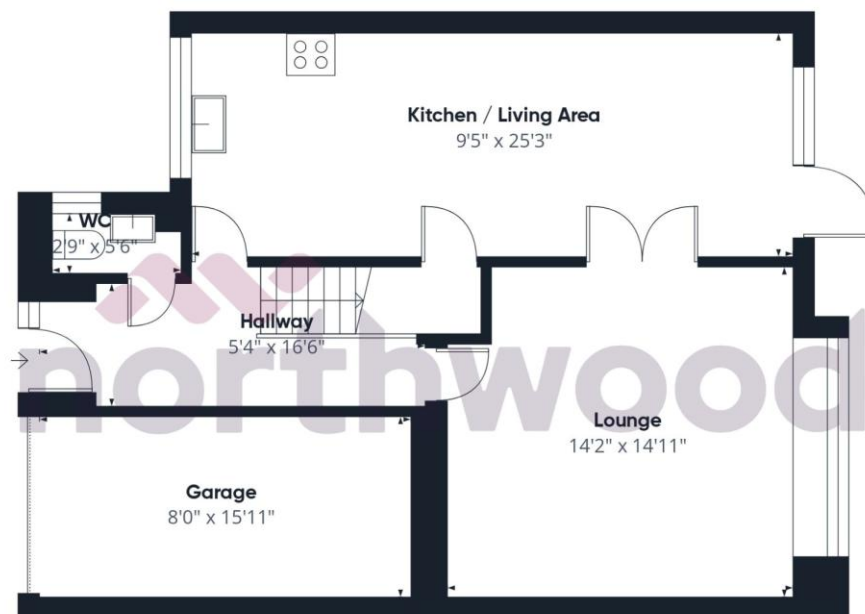
Accessed via an up-and-over door from the front driveway, the garage provides secure parking or excellent storage space. Benefiting from power, lighting and useful shelving, it offers a practical area for a workshop, hobby space or additional household storage, with direct access available from the rear garden.

## Disclaimer

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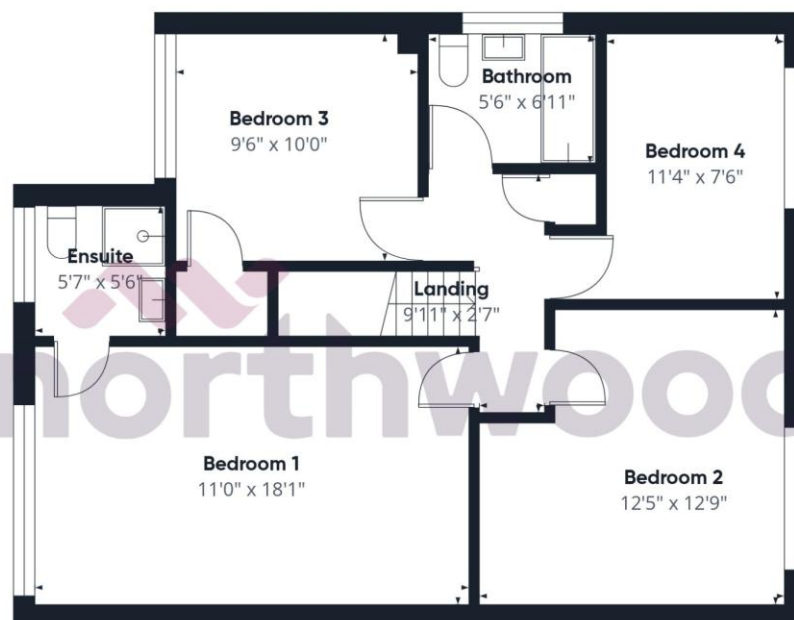






Floor 0

Approximate total area<sup>(1)</sup>  
1362 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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