



BURLINGTON WAY, MICKLEOVER, DERBY

PRICE £375,000

3 BEDROOM | 2 BATHROOM | 2 RECEPTION



WELCOME TO BURLINGTON WAY

EXTENDED, VERSATILE THREE-BEDROOM SEMI-DETACHED HOME WITH SOUTH-FACING GARDEN – Originally built in the 1940s and thoughtfully extended, this spacious family home offers a fantastic combination of character, versatility and contemporary everyday living. The generous layout provides multiple reception spaces, creating an excellent environment for both relaxed family life and entertaining.

At the heart of the home is a sociable kitchen diner with a substantial central island, opening into a further living space with direct access to the garden. The property also benefits from a separate studio, a useful utility room and a ground floor shower room, offering flexibility for modern lifestyles and home working.

Upstairs are three well-proportioned bedrooms, including a principal bedroom with fitted storage, alongside a modern family bathroom. Outside, the south-facing garden provides a wonderful space for enjoying the sunshine, with a patio, lawn, mature apple tree, productive vegetable area, log store and shed.

With ample driveway parking and generous internal accommodation, this is a versatile home with considerable lifestyle appeal.

THE DETAIL

The Detail

Upon entering, the hallway features a composite entrance door with adjoining window, useful understairs storage and designated space for coats and shoes. From here, the lounge enjoys excellent natural light through a large bay window and features an electric fire, creating a comfortable principal reception room.

The extended rear of the property provides an impressive open-plan kitchen and dining arrangement. The kitchen features vinyl flooring, a range of fitted units, stainless steel sink, gas hob, oven, space for a dishwasher and fridge-freezer, together with a large central island providing a natural divide between the kitchen and dining areas. A sizeable pantry offers additional storage and space for a freezer. The dining area retains character with a brick-built chimney breast housing a log burner, complemented by original built-in cupboards and shelving within the recesses. An opening leads through to a further generous living space, fitted with spotlights and patio doors opening directly onto the garden. There is also access to a versatile studio, currently used as a creative space but equally suited to a home office, playroom or hobby room.

A downstairs shower room and excellent utility room add further practicality, with the latter providing storage, worktop space and plumbing for a washing machine and tumble dryer, together with external access.

Upstairs, there are two double bedrooms and a generous single bedroom. The principal bedroom benefits from built in storage, whilst the second bedroom has a built-in storage. The modern family bathroom features a white three-piece suite with a mains-fed shower over the bath.

Outside, the south-facing rear garden features a patio, lawn, vegetable area with blackberries and rhubarb, mature apple tree, log store and wooden shed. To the front, the driveway provides ample parking for at least three vehicles.

AML Verification

CB+CO





In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

CB+CO





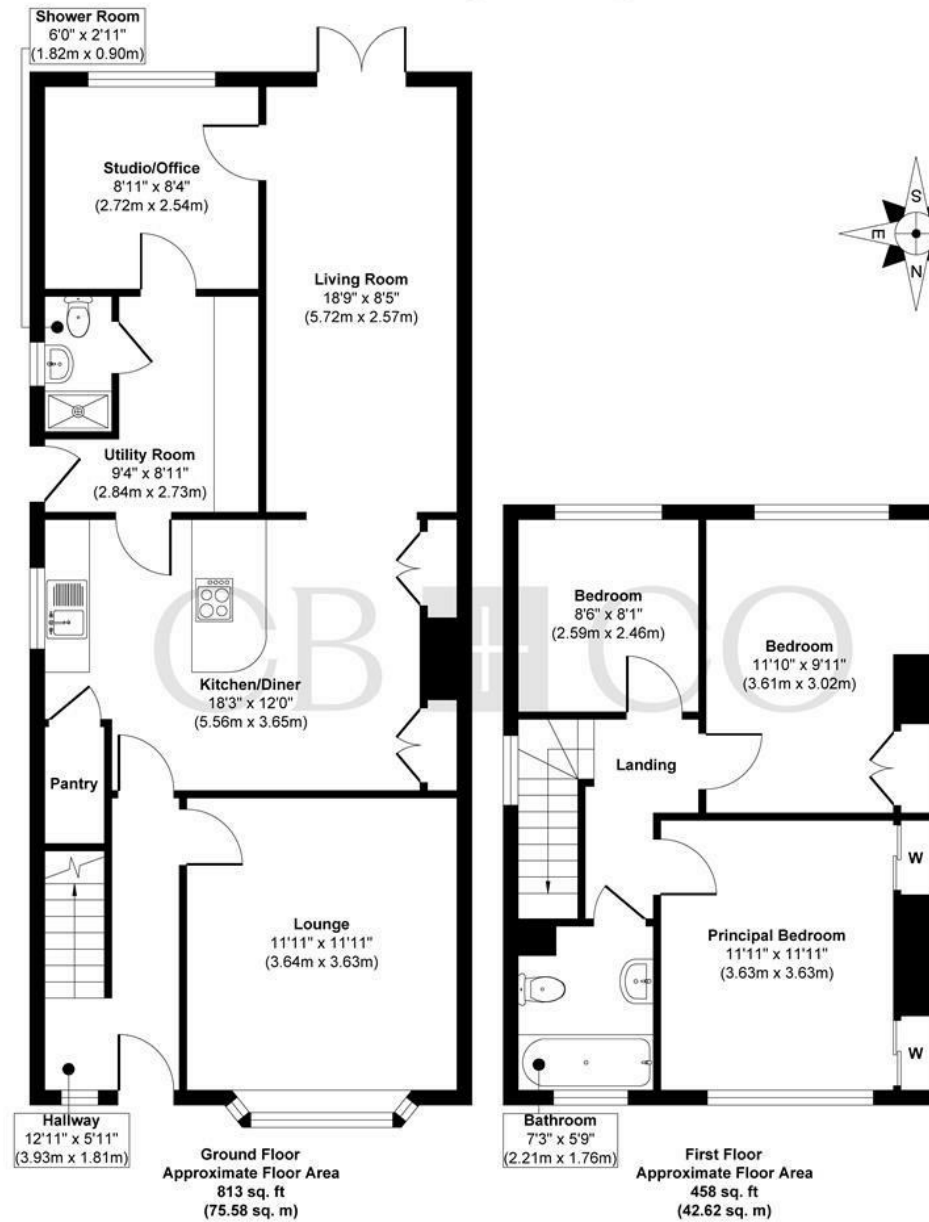








Burlington Way



Approx. Gross Internal Floor Area 1271 sq. ft / 118.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

sq ft

EPC RATING

COUNCIL TAX BAND

B

- Three-Bedroom Extended Semi-Detached Family Home
- Originally Built In The 1940s
- Generous And Versatile Extended Living Accommodation
- Potential To Create A More Self-Contained Area For A Loved One
- Brick-Built Chimney Breast With Log Burner
- Separate Studio With Home Office, Playroom Or Hobby Potential
- Patio Area Ideal For Outdoor Dining And Entertaining
- Quiet Residential Position Away From The Village Hustle And Bustle
- Easy Access To Tesco, Takeaways, Bars And Cafés
- Ample Driveway Parking For At Least Three Vehicles

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
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DE3 9GH

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