



## 595 Burton Road, Littleover, Derby, DE23 6EJ

**£2,300 Per Calendar**



Situated in the heart of Littleover, within a short distance of local shopping facilities, this is a beautifully appointed four bedroom detached executive residence which benefits from a burglar alarm, gas central heating and double glazing.



# 595 Burton Road, Littleover, Derby, DE23 6EJ

## £2,300 Per Calendar Month



Enjoying a set back position in this highly regarded and established residential location close to Littleover Community school is this professionally developed four bedroom detached family home featuring a stunning kitchen, quality bathroom and en-suite with large driveway and gardens.

The property has been freshly redecorated throughout, fitted with new flooring and a new kitchen with integrated appliances.

The highly impressive gas centrally heated and UPVC double glazed accommodation briefly comprises, entrance porch, hallway, large lounge with bi-folding doors, open plan newly installed living kitchen, rear lobby and cloakroom/utility room. To the first floor there are four well proportioned bedrooms, the principal having an en suite and finally a main four piece quality bathroom

Externally, the property is set back from Burton Road behind a mature screening hedge with a large driveway providing impressive off road parking and leading to a side garage. The rear garden is certain to appeal to families being large and mainly lawned

A superb property and location just a short distance from the village centre home to a host of useful local amenities. There are reputable nearby state schools as well as private education facilities. Derby city centre is a short distance away providing a comprehensive range of leisure and retail amenities.

### ACCOMMODATION

Entering the property through a double glazed front door, with stained glass windows and matching stained glass side panels, into:

### ENTRANCE PORCH

Main UPVC double glazed front door and matching side panels, tiled floor, useful coat and shoe storage area, inner glazed door into:

### HALLWAY

An attractive area with stairs leading to the first floor and providing access into the principle ground floor rooms, laminate floor, storage cupboard and radiator.

### LOUNGE

18'5 x 12'11 (5.61m x 3.94m)

A spacious reception room with a superb set of bi-folding doors opening onto the rear patio and providing a great

aspect of the large garden, front facing UPVC double glazed window, laminate flooring, media connections and two central heating radiators.

### LIVING KITCHEN

### KITCHEN

9'11 x 9'7 (3.02m x 2.92m)

Beautifully appointed with a brand new kitchen installation with a plentiful range of wall, base and pantry style cupboards with matching cupboard and drawer fronts with integrated handles, low profile work surfaces and matching splashback, composite sink and drainer, integrated dishwasher, fridge and freezer, electric oven and microwave, induction hob and extractor fan over, tiled floor, UPVC double glazed window.

### LIVING AREA

18'5 x 11'4 (5.61m x 3.45m)

A spacious area with open plan access from the kitchen, providing ample space for furniture, bi-folding doors also lead to the rear patio, laminate flooring, media connections and two central heating radiators.

### REAR LOBBY

UPVC double glazed window and door, tiled floor and radiator

### CLOAKROOM / UTILITY ROOM

8'10 x 4'11 (2.69m x 1.50m)

Having a low level WC and wash basin, plumbing for a washing machine, UPVC double glazed window, tiled floor and radiator.

### FIRST FLOOR

### LANDING

Attractive landing area with wooden balustrade and handrail, UPVC double glazed window providing a pleasant front aspect over the driveway, built in cupboard and radiator.

### BEDROOM ONE

12'11 x 11'0 (3.94m x 3.35m)

A spacious bedroom with a superb aspect over the rear garden, UPVC double glazed windows, radiator.

### ENSUITE

6'1 x 3'11 (1.85m x 1.19m)

Smartly appointed with a walk in shower enclosure and

electric shower, wash basin sat on a vanity unit and low level WC, tiled floor, extractor fan and chrome towel radiator.

### **BEDROOM TWO**

11'6 x 11'5 (3.51m x 3.48m)

A second spacious double bedroom also with a rear facing UPVC double glazed window overlooking the gardens, radiator.

### **BEDROOM THREE**

11'5 x 6'11 (3.48m x 2.11m)

UPVC double glazed window to rear elevation and radiator.

### **BEDROOM FOUR**

11'5 x 6'6 (3.48m x 1.98m)

UPVC double glazed window to front and side elevation, radiator

### **FAMILY BATHROOM**

10'0 x 6'7 (3.05m x 2.01m)

Beautifully appointed with a four piece suite comprising a walk in shower with mains shower, wash basin sat on a wide vanity unit, deep bath and low level WC, tiled floor, extractor fan and chrome towel radiator.

### **OUTSIDE**

Externally, the property is set back from Burton Road behind a mature screening hedge with a large driveway providing impressive off road parking and leading to a side garage. The rear garden is certain to appeal to families being large and mainly lawned.

### **PLEASE NOTE**

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or

less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
- (6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



## Road Map



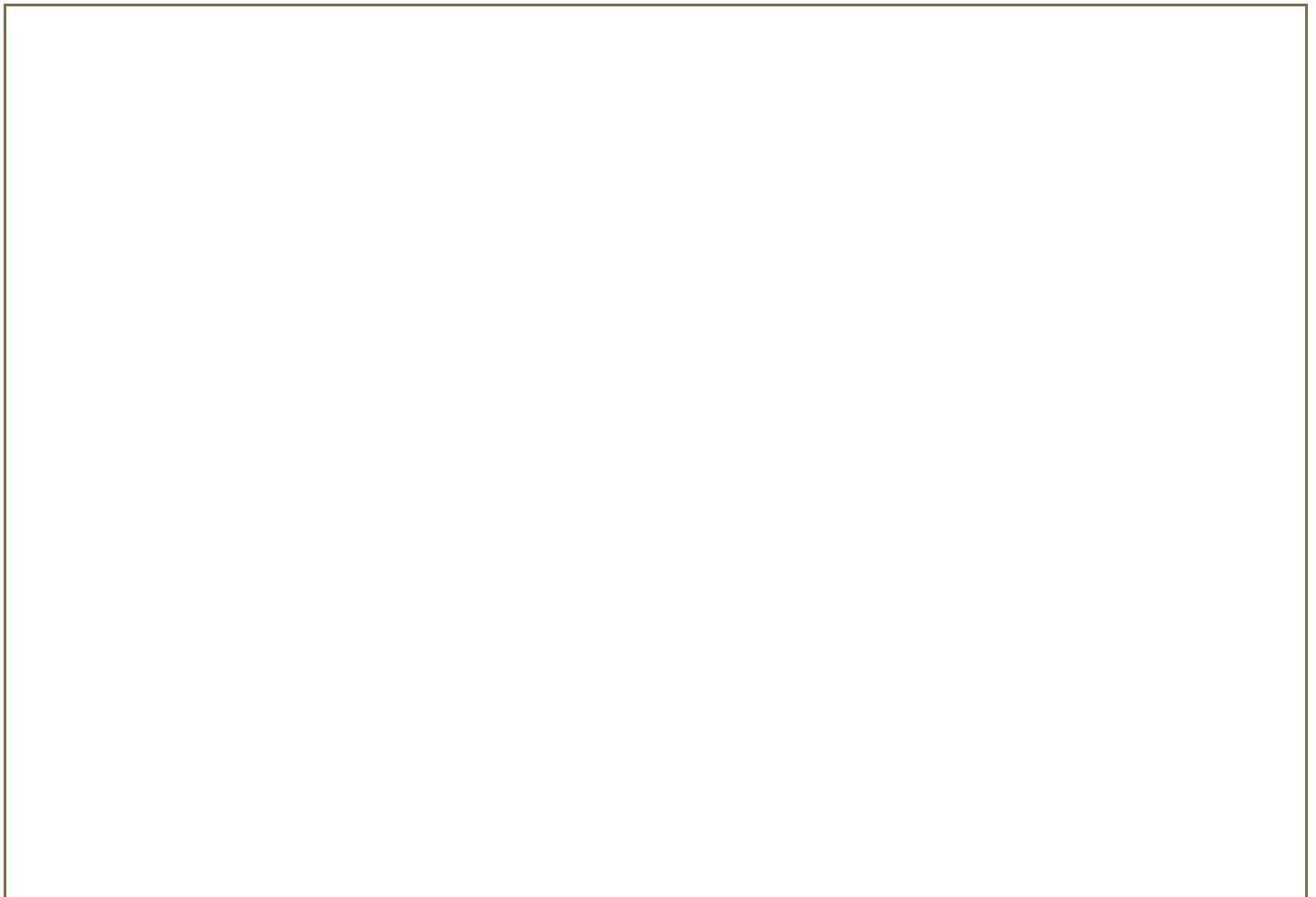
## Hybrid Map



## Terrain Map



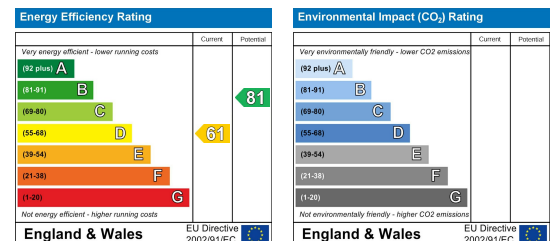
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

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