Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



595 Burton Road, Littleover, Derby, DE23 6EJ

No Onward Chain
£650,000

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Situated in this prestigious Littleover location within a short distance of the village, this is a beautifully appointed four bedroom detached executive residence occupying a large plot. A beautiful house in it's own right also offering immense potential for redevelopment (STPP). No Chain.







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

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 aswell as private education facilities. Derby city centre is a short distance away providing a comprehensive range of leisure and retail amenities. The Derby Royal Hospital, A38 and A52 road networks are also within easy reach.

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 modern 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.





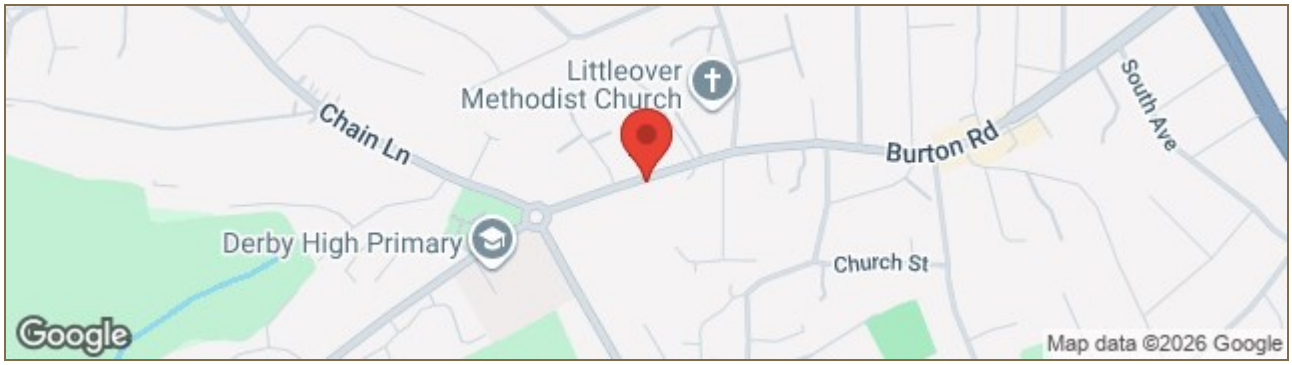




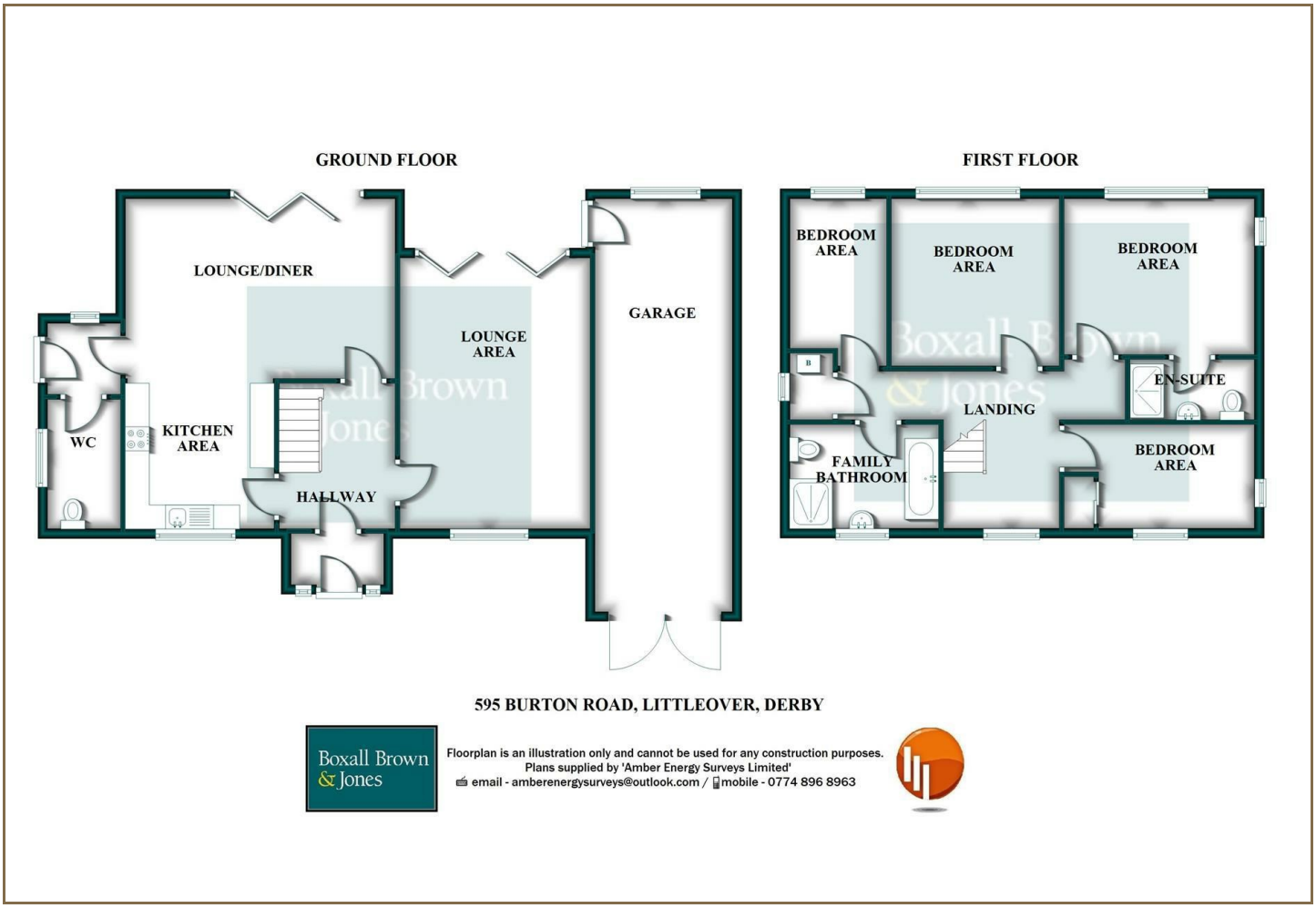





Road Map



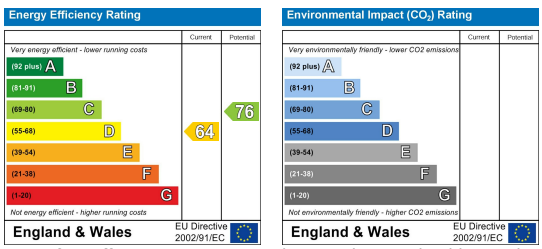
Floor Plan



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



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