

# Oakfield House

Grassy Lane, Burnaston, Derby, DE65 6LN

John German





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£885,000

An outstanding architect designed contemporary family home with a high quality finish and huge specification, set within a large garden with distant views complete with 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 thermostat room controls two under floor heating to both the ground and first floor accommodation.
- Factory finished PVC double glazing with aluminium bi-fold doors to the 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.
- The buyer will have the opportunity to choose their own carpets.

The property is entered via a full height reception hall leading up to the second floor being fully glazed incorporating feature windows to the front and glazed balustrading to the staircase providing a real statement entranceway.

Off this is a cloakroom/WC with internal sensor light and a front facing sitting room.

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 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 a door leads 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 and enjoys a high ceiling and 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 and a fourth well fitted shower room.

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

The large rear garden enjoys a westerly aspect over open countryside and has a wonderful patio with ornate balustrading and lawns extending beyond.

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

**Services:** Mains electricity and water. Electric air source heat pump. Drainage to new Klargest treatment plant. Broadband and data points throughout. Purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA27072023

**Local Authority:** South Derbyshire District Council



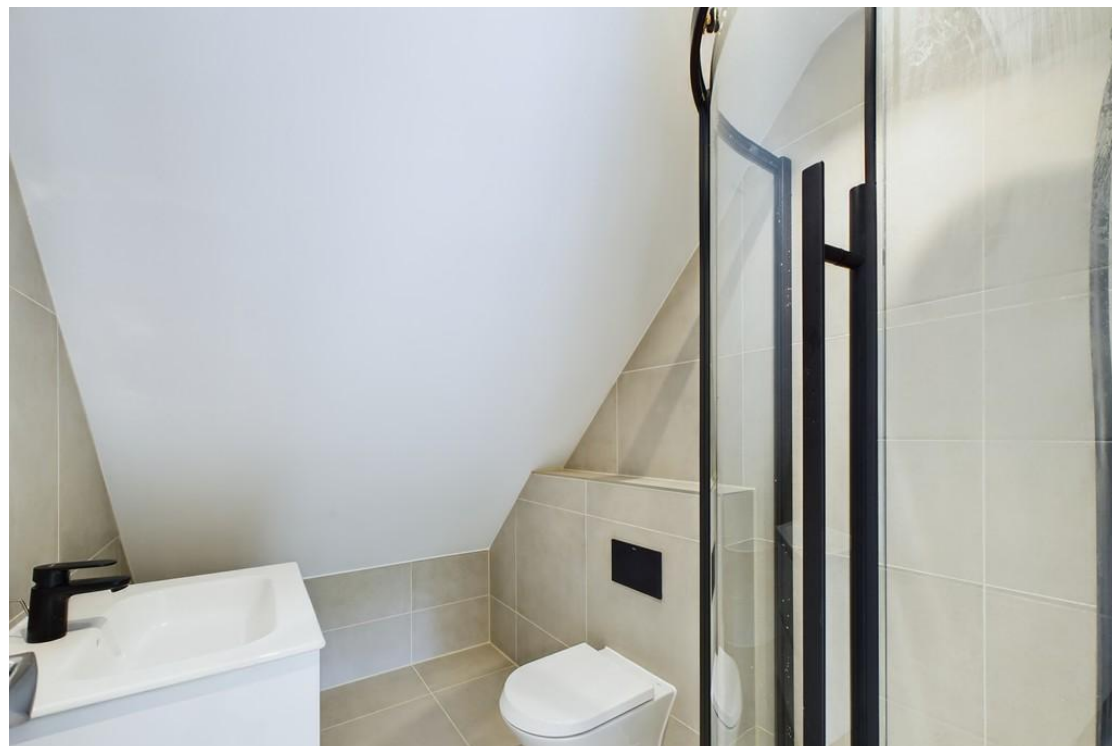






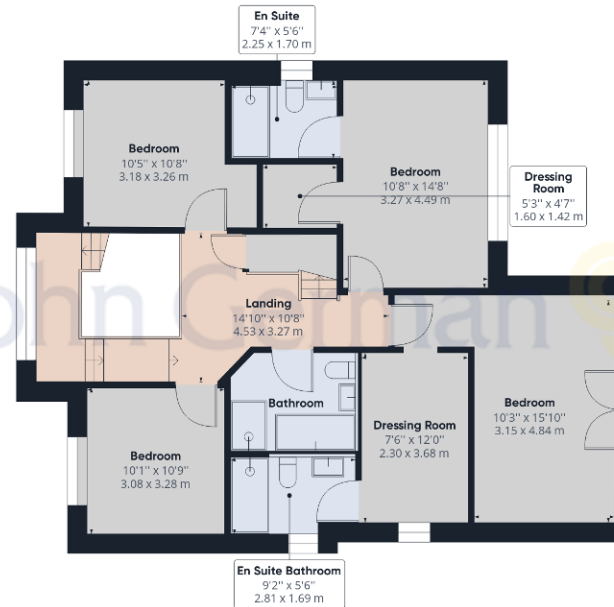




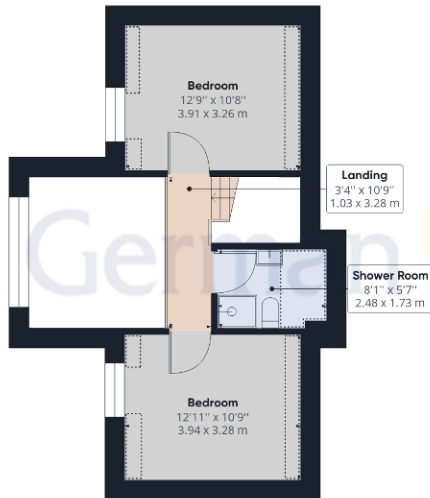




Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

2590.47 ft<sup>2</sup>

240.66 m<sup>2</sup>

Reduced headroom

72.74 ft<sup>2</sup>

6.76 m<sup>2</sup>

(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.

GIRAFFE360



## 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.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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.

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