

Main Street

Burnaston, Derby, DE65 6LG

John 
German





A photograph of a garden with a wooden shed, a paved path, and lush greenery. The shed is light brown with a dark roof and two windows. The path is made of large, irregular stones. The garden is filled with various plants, trees, and a bench in the background.

Main Street

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Offers in Excess of £500,000

Stunning character property located in a lovely position in the centre of this highly regarded village.

Surprisingly large reception rooms feature exposed beams and inglenook fireplaces and if you love to entertain there is a great bar area located off the lounge which could be repurposed as a ground floor study if required. The kitchen has French doors leading out onto the rear garden and is open plan to the breakfast room whilst on the first floor there is a large master bedroom with ensuite and then three further double bedrooms are served by a ground floor bathroom. There is a very private walled garden to the rear and a detached double garage with off road parking.

Burnaston is a small, very pretty village on the south side of Derby surrounded by lovely countryside located just 5 minutes from Etwell which boasts a range of local amenities most notably John Port School which is a highly regarded secondary school, Etwell Primary School as well as Etwell leisure centre. The village of Mickleover is just 7 minutes away which has a larger selection of amenities from schools to supermarkets to bars and eateries, The city of Derby is 18 minutes away and Burton is 13 minutes further south via excellent road links including the A38 and A50 road networks leading out to the M1 motorway and East Midlands Airport.

Entrance to the property is via a spacious entrance hall with stairs rising to the first floor, built-in cloaks cupboard doors off to the main living spaces as well as to the ground floor bathroom. The first reception room you step into is the impressive dining room with double aspect windows, exposed beams, an original polished brick floor and an impressive inglenook fireplace with an exposed brick chimney breast, stone mantle and an imitation stove. Display niches sit either side of the fireplace and doors lead off to the remaining reception rooms. On route to the lounge you will pass the rear entrance porch with arched glazed double doors opening out onto a flight of steps that lead down to the rear garden. The lounge also has double aspect windows and an even more impressive inglenook fireplace incorporating a gas fire and the original bread oven is still visible built into the side of the fireplace. There is a full height box bay window which juts out to the rear providing a lovely space to sit and enjoy views over the rear garden. A door to the staircase leads up to the first floor master bedroom. Open plan to the lounge is a spacious bar area or music room with built-in bookcases, window to the front and a built-in bar. This room could be easily closed off for use as a home office if needed. Moving back through the property, a rear hallway leads past the entrance to a good-sized cellar and through to the breakfast room which has a widow overlooking the rear garden and is open plan to the kitchen. The kitchen has double aspect windows on either side as well as French doors which open out to an enclosed herb garden at the rear of the property. Fitted with a full range of base and eye level units with worktops space over, inset one and a half bowl sink unit, tiled splashbacks, built-in eye level double oven with four ring gas hob with extractor hood over and spaces for additional appliances. Completing the ground floor accommodation is a family bathroom fitted with a three piece suite comprising low flush WC, wash basin and panelled bath with shower over and window to the front.

On the first floor stairs lead to a long landing with doors leading off to three double bedrooms and to the master bedroom, which is an impressive size with built-in bedroom furniture, leading onto an ensuite bathroom fitted with a five piece suite comprising corner bath, shower enclosure, bidet, low flush WC and wash basin.

Outside the property is set back from the road behind a walled front garden, being mainly laid to lawn with gated personal access to the side. The beautiful and private walled rear garden has a spacious and sheltered paved patio area, ideal for dining alfresco and lawned gardens extend to the rear, set with an impressive selection of mature shrubs and bushes as well as ornamental trees. Gated access to the rear of the property leads out to a detached double garage with parking in front. Access to the garage is via a driveway shared driveway to the side.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

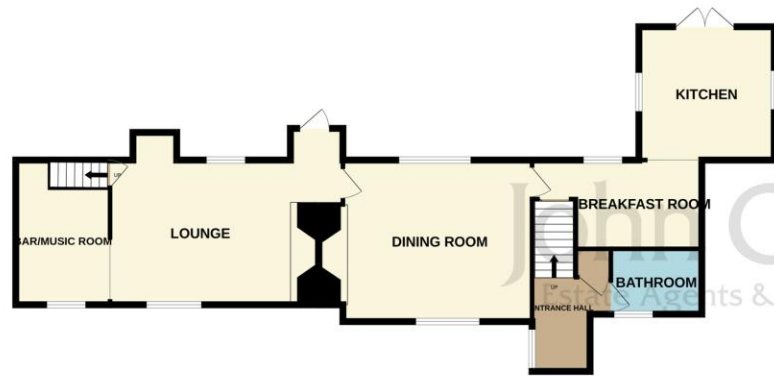
Our Ref: JGA/01082023

Local Authority/Tax Band: South Derbyshire District Council / Tax Band G





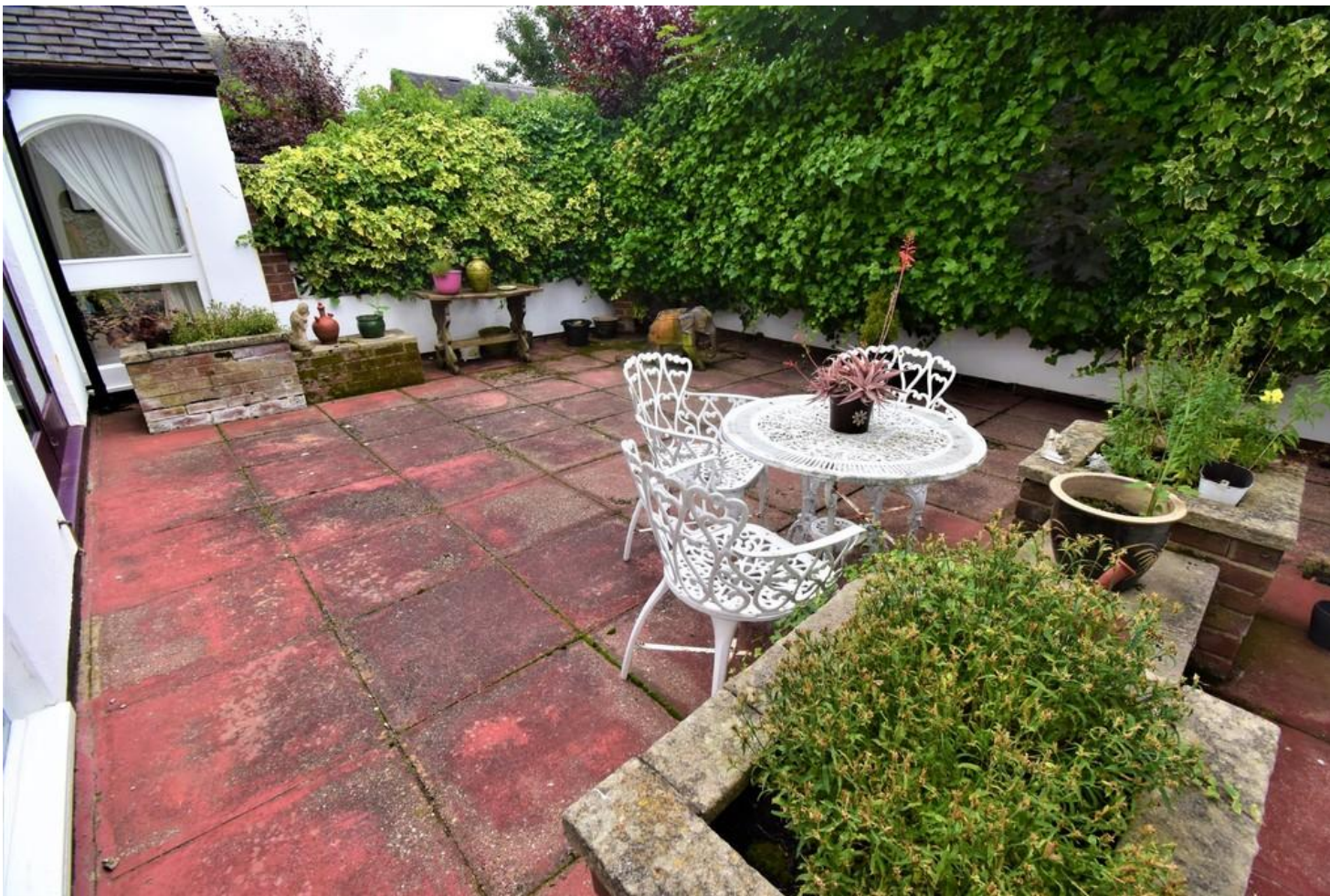
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		



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