

Walnut Close

Burnaston, Derby, DE65 6PA

John German





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Guide Price £800,000

Superb contemporary styled detached family home set in this highly desirable hamlet surrounded by beautiful rolling Derbyshire countryside and designed to make the most of spectacular views. The property is tucked away in a wonderfully secure and private position backing directly onto fields at the rear.



The property has been designed with fabulous "L" shaped floorplan featuring a statement two storey feature window to the front of the property and large windows throughout including two Juliet balconies, orientated to benefit from morning and evening light. The layout is perfect for modern living with great communication between the main reception areas and the garden via bi-fold doors and a further set of French doors. All five bedrooms are double rooms with the luxury of en suite facilities to all only found in high end developments. Constructed in 2011 by the existing vendors, the extremely high standard has gas central heating, low-maintenance, environmentally friendly aluminium double glazing throughout, security alarm, CAT-5 cabling to all rooms that is internet ready, and provision for ceiling-mounted speakers with wall control panels.

About the area: Burnaston is a small Hamlet surrounded by lovely countryside lying approximately 6 miles south-west of the City of Derby benefiting from great transport links via the A50 and A38. Local amenities are available less than 10 minutes away in the village of Etwall and also in Mickleover. Both areas offer good primary and secondary schools together with private schooling at Repton, Repton Preparatory and Derby Grammar School together with a range of shops, restaurants, and public houses, together with excellent leisure facilities.

Directions - When leaving Derby city centre by vehicle, proceed south-west on the A38, taking the exit at Mickleover onto the A516 towards Etwall. At the first traffic island straight across onto the Etwall Road before taking the left exit signposted for Burnaston, then on entering Burnaston continue left onto Main Street before finding Walnut Close on the left-hand side. The property is somewhat hidden from view and can be accessed via the driveway to the front of Pastures View (No. 4).

Accommodation - Entrance to the property is via an impressive entrance hall with a statement full height window overlooking the front elevation, stairs rise to the first floor landing with an under stairs store housing a CAT-5 cabling hub and 16-port router. Doors lead off to the ground floor living spaces.

The guest's cloakroom is located off the main entrance hall fitted with a low flush WC and wall mounted wash basin, tiled floor and part-tiled walls.

The main lounge is a lovely double aspect room with a deep front facing bow window and bi-fold doors at the opposite end opening out onto the rear garden. The fireplace forms the focal point of the room with a recessed multi-fuel stove and tiled hearth.

The dining room is open plan off the lounge providing a lovely connection and also through to the kitchen, ideal for entertaining purposes. French doors provide lovely views and access out onto the garden.

The spacious living/dining kitchen is designed for 'modern contemporary living', fitted with range of cream base and eye level units with granite work surfaces, together with a breakfast bar island with granite work surface. Appliances include an inset five-ring stainless steel gas hob with stainless steel canopy over incorporating an extractor hood and light, integrated eye level electric oven, integrated eye level electric steam oven and integrated dishwasher. There is an inset one-and-a-half bowl stainless steel sink unit, ceiling spotlighting, porcelain tiled floor leading to the living and dining area, windows to both sides plus bi-fold doors opening to the rear patio and garden with views beyond.

The large utility/laundry room is located off the kitchen and fitted with a matching range of units including larder units, integrated larder fridge, integrated larder freezer, work surface area with two appliance spaces under, an inset stainless steel sink unit with single drainer, entrance door and two windows to the side, porcelain tiled floor and ceiling spotlights.

The third reception room is located off the main entrance hall and is a lovely sized multi-functional room ideal as a sitting room, generous office, playroom or cinema room, with a window to the side elevation.

On the first floor is an impressive semi galleried landing featuring an impressive full height window providing loads of natural light and views over the tree tops to the front and there is loft access via a pull down ladder.

The master bedroom is a fabulous double aspect room with a vaulted ceiling lending some real drama to the space, window to the front and French doors opening out onto a Juliet balcony to the rear with spectacular far reaching countryside views. There is a wonderful walk-in dressing room and a full bathroom en suite comprising concealed cistern WC, bidet, twin wash basins in vanity units with storage beneath, a corner bath with shower over and curved shower screen, chrome heated towel rail, extensively tiled walls, tiled floor, extractor fan, window to the rear and ceiling spotlights.

Bedroom two also features a vaulted ceiling, French doors to a Juliet balcony with more of those spectacular views and a full bathroom en suite comprising low flush WC, wash hand basin in vanity unit with storage under, a panelled bath with shower mixer taps and shower screen, chrome heated towel rail, part-tiled walls, tiled floor, window to the rear and ceiling extractor fan.

Bedroom three lies to the opposite end of the property and is another large double room with double aspect windows and an en suite shower room fitted with a low flush WC, wall mounted wash basin and a corner shower enclosure part-tiled walls (full height to shower area), tiled floor, chrome heated towel rail and ceiling extractor fan.

Bedrooms four and five are both lovely double rooms with bedroom four having an en suite shower room fitted with low flush WC, wash basin and shower enclosure. Bedroom five features a built-in cupboard and an en suite bathroom comprising low flush WC, wash basin and panelled bath with shower over.

Outside the property enjoys a high degree of privacy from the road and from the rest of the cul-de-sac and its hidden position adds another degree of security particularly ideal for anyone who likes to "lock up and leave" for any extended period. Entrance is via an electric remote control rolling gate opening into a deceptively spacious block paved courtyard providing plenty of parking and turning space as well as access to the double garage. Paved pathways lead around both sides of the property.

To the rear is a generous mature garden that backs directly onto rolling fields which stretch out into the distance. The garden is set with a number of mature specimen trees notably featuring a small spinney of silver birches from which the house gets its name, there is a well kept lawn with ornamental borders and an extensive recently laid sandstone patio adjacent to the rear of the house, accessed directly via the numerous rear doors opening out from the ground floor living spaces making it the ideal spot for outdoor entertaining. Exterior lighting is provided around the property and there is an external power socket and two outside taps.

The double garage has a remote-controlled electric roller door, electric power and light, stainless steel sink unit and single drainer, one double base unit together with housing the wall-mounted gas-fired boiler providing domestic hot water and central heating. Courtesy doors open to the exterior and into the main house.

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/15092023

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













Ground Floor

Approximate total area⁽¹⁾

2746.73 ft²

255.18 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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