

Walnut Close, Burnaston

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£725,000



This property at a glance:



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Walnut Close, Burnaston



Sam says:

"This wonderful home, tucked away behind electric gates offers everything you need as a family. As soon as I drove up to the gates of Silver Spinney, I knew I would love it and it didn't disappoint. The unique architectural design ensures the home flows perfectly for family life. I especially like the spacious, bright hallway and huge landing with floor to ceiling windows.

The kitchen diner is a fantastic size with an island housing the five ring gas hob. It also benefits from an integrated double oven, one being a steam oven and a dishwasher.

The lounge and dining room sit to the back of the home overlooking the garden and incredible views, the lounge having bi-fold doors and the dining area having patio doors. Being able to open up the whole back of the house in the summer would be wonderful! The lounge also benefits from having a bay window to the front and a multi-fuel log burner. Additionally downstairs there is a further reception room that would make a fantastic office or playroom, a WC and access to the integral garage.

Upstairs, I was blown away with the size of the landing. The main bedroom is just lovely, having a Juliet balcony overlooking the stunning views, high pitched ceiling, a walk in wardrobe and an en-suite bathroom. The further four bedrooms all have an en-suite, two of them having a bath as well as a shower. The garden is a haven for wildlife, with fields stretching beyond. It's a large space with a patio area and is incredibly private. To the front of the property there is parking for at least three cars and a double electric garage. This house really is wonderful in every way and needs to be seen!"



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Did you spot...

The spacious utility/laundry room with a full length integrated fridge and freezer.



A message from the seller:

"We built Silver Spinney to capture the magic of the countryside location, while providing convenient modern living with amenities like an en-suite and TV/ethernet points for every bedroom.

The house is perfect for family life, offering a comfortable balance of open plan and separate spaces, so you can relax with friends in the living room with the kids occupied elsewhere.

Privacy is a feature of this house, set behind an electric gate with intercom and no passing traffic, so full security, whether for little children who cannot stray off the property or if you want to 'lock it and leave' for a holiday knowing the house is in a caring Neighbourhood Watch community, not open to casual passers-by.

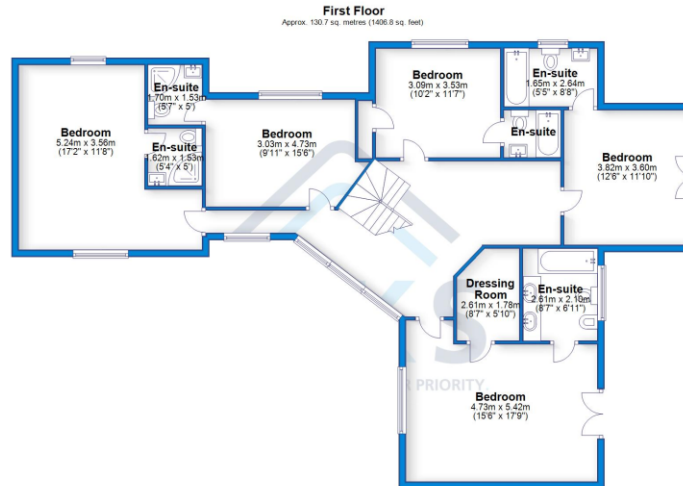
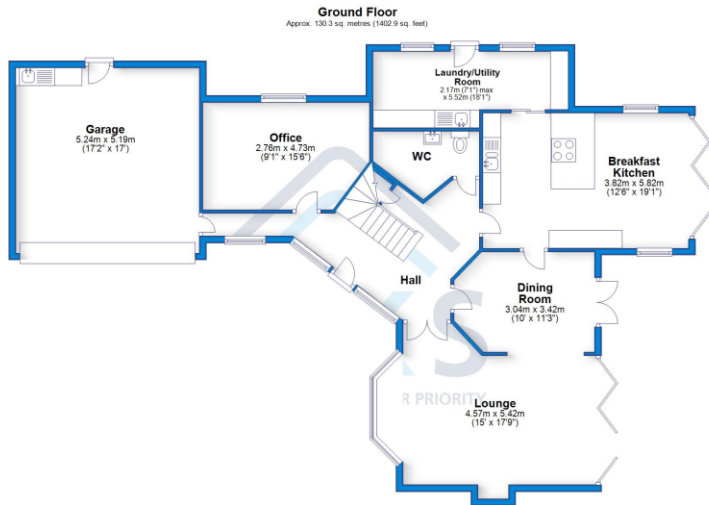




Floor Plan



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Total area: approx. 261.0 sq. metres (2809.7 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



200+ 5 star Google Reviews



Key Features:

- CHAIN FREE
- UNIQUE ARCHITECT DESIGNED HOUSE
- ELECTRIC GATES WITH INTERCOM
- EN-SUITE TO EVERY BEDROOM
- READY TO MOVE IN TO
- CLOSE PROXIMITY TO MAJOR TRANSPORT LINKS
- MULTI-FUEL BURNER
- CAT 5 ETHERNET CABLING AND TV POINTS THROUGHOUT
- INCREDIBLE VIEWS ALL YEAR ROUND WITHIN A SECLUDED PRIVATE SETTING
- DOUBLE GARAGE AND DRIVEWAY PARKING



About the area:

Burnaston is a beautiful village situated in-between Etwall and Mickleover off the A516. It is so close to all amenities and yet feels so far away. The area is surrounded by countryside views. There is easy access to the A38 and the A50 making commuting simple. It is also with easy reach of the village of Mickleover which has a Tesco, pubs, hairdressers, pharmacies and lots of other amenities.



Schools:

There are five primary schools in nearby Mickleover and one in neighbouring Etwall, which feed John Port Academy in Etwall.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call
01332 30 30 30

[Click here](#) to watch the property video

