

# Burton Road, Burnaston

aksresidential.com

£595,000



This property at a glance:



Watch the video



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**Mikaela says:**

“We’ve really fallen in love with this wonderful home. It’s definitely a project, however the potential here is just huge. Firstly, the plot it occupies is very impressive. There are two very large gardens which are currently in full bloom and are absolutely beautiful spaces mostly laid with lawn and there are some lovely mature borders and trees. There’s a parking area and long driveway, so plenty of space for vehicles and 2 separate garages, as well as an outhouse for storage. The home itself has two large reception rooms as you enter, a spacious hallway with storage and a really handy further small reception room which could be a study or even a playroom. The kitchen is toward the back of the property and has dual aspect windows creating a light, bright and welcoming room. There’s plenty of cupboard and countertop space as well as a really handy pantry. There’s an entrance porch to the rear of the property too. Upstairs, there are two large bedrooms and two further smaller, but still generous rooms. The family shower room is a neutral space and there’s also a separate toilet. The buzz word with this home is potential, and we can see this being something really special. We can’t wait to show you!”



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## Did you spot...

This impressive home has plenty of space for vehicles, 2 separate garages, as well as an outhouse for storage.



## A message from the seller:

*"Welcome to 'The Fletchers Home'. This was our good friends house. The house was built in 1957 and the family moved here having previously living a short distance from where the house and the A38 meet in what was called 'Little Derby Cottages'. These were demolished to make way for the modern A38. The owner lived here from being a small girl and the property was a Small Holding of Poultry and a few other animals. She loved this house and we hope whoever moves here loves it as much as she did!"*

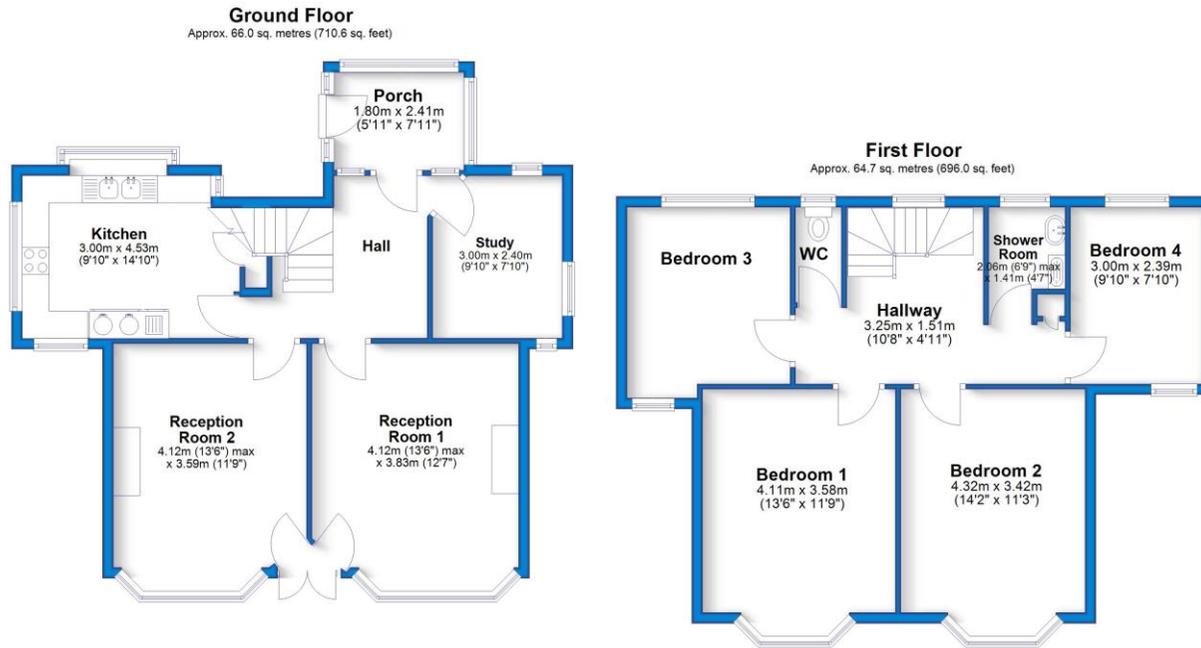




# Floor Plan



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## Energy Performance Certificate

Total area: approx. 130.7 sq. metres (1406.6 sq. feet)



## Key Features:

- DETACHED 4 BEDROOM PROPERTY
- LARGE PLOT
- 2 GARAGES AND AN outhouse
- HUGE AMOUNT OF POTENTIAL
- LOTS OF DRIVEWAY PARKING
- EPC TBC



## 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 Primary Schools and Secondary Schools in the nearby areas of Etwall and Mickleover.



200+ 5 star Google Reviews



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

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

[Click here](#) to view the property video.

