



4 Bed House - Detached

74 Burlington Way, Mickleover, Derby DE3 9BD

Price Guide £630,000 Freehold



Fletcher
& Company

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- High Quality Detached Home in Prime Location
- Tree-Lined Residential Location – One of Mickleover's Favoured Positions
- Sitting Room with Bay Window & Log Burner
- Stunning Living Kitchen/Dining/Snug with Bi-Folding Doors
- Utility & Cloakroom
- Four Bedrooms
- Beautiful En-suite & Family Bathroom
- South Facing Landscaped Garden – Plot size 386 m2
- Block Paved Driveway & Garage
- Viewing Absolutely Essential

Nestled in the desirable area of Burlington Way, this exquisite detached house offers a perfect blend of modern living and comfort.

The highlight of this property is undoubtedly the stunning living kitchen, which features a dining area and snug, all enhanced by bi-folding doors that seamlessly connect the indoor and outdoor spaces. This design not only floods the area with natural light but also offers a wonderful view of the south-facing landscaped garden, perfect for enjoying sunny days and hosting gatherings.

Situated in a tree-lined residential location, this home is one of Mickleover's most favoured positions, providing a peaceful yet vibrant community atmosphere.

This high-quality detached home is a rare find and viewing is absolutely essential to appreciate all it has to offer. This home is ideal for families or persons wanting to resizing seeking both space and style.

The Location

The property's location allows for easy access into the centre of Mickleover which has a fabulous range of amenities. There is a varied selection of shops, restaurants, pubs, cafes, large supermarket, a regular bus service, doctors, schooling at all levels and easy access to Derby City centre and major employers in the region.

Entrance Hall

15'4" x 4'3" (4.69 x 1.32)

With entrance door with arched window over incorporating number 74, high ceiling, quarter panelling to wall, underfloor heating and attractive staircase with balustrade leading to first floor.

Cloakroom

4'3" x 2'6" (1.31 x 0.78)

With low level WC, corner wash basin, tile splashbacks, underfloor heating, double glazed window to front and internal panelled door with black fittings.

Media Cupboard

6'10" x 2'5" (2.10 x 0.74)

With concealed door and light.

Sitting Room

13'1" x 11'11" (3.99 x 3.64)

With exposed brick chimney breast incorporating log burning stove with raised tile hearth, high ceiling, radiator, double glazed bay window to front with internal plantation shutters and internal door with black fittings.



Living Kitchen/Dining/Snug

28'7" x 21'2" (8.72 x 6.46)



Snug Area

With attractive panelling to wall, underfloor heating, high ceiling, spotlights to ceiling and open space leading to dining and kitchen area.



Dining Area

With underfloor heating, high ceiling, spotlights to ceiling, two double glazed lantern style windows, open space leading to snug and kitchen area and feature double glazed bi folding doors opening onto sun patio and landscaped gardens.



Kitchen Area

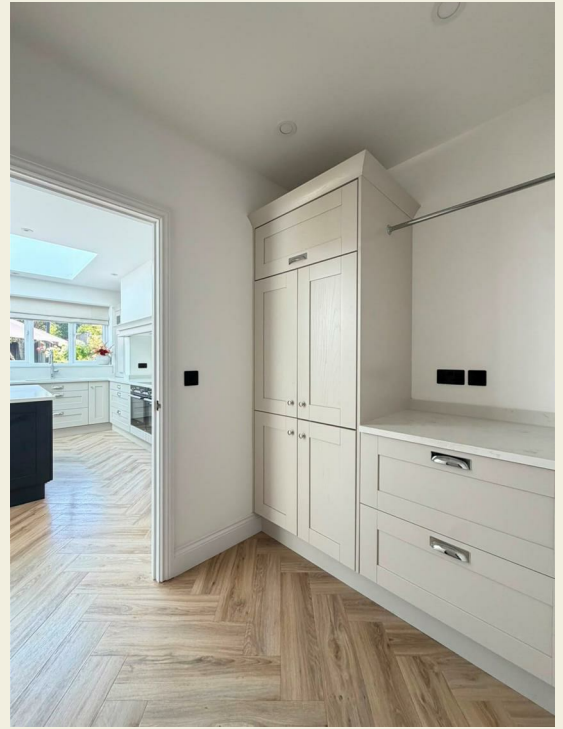
With single sink with chrome mixer tap, wall and base fitted units with attractive matching quartz worktops, built-in five ring Siemens induction hob, two built-in Siemens electric fan assisted ovens, decorative glass splashbacks, integrated Bosch dishwasher, underfloor heating, high ceiling, spotlights to ceiling, substantial kitchen island again with matching quartz worktops and incorporating wine rack, wine cooler, a range of drawers underneath and providing a sitting area, recycling bin cupboard and matching double glazed lantern style window.



Utility Room

8'0" x 5'5" (2.44 x 1.66)

With concealed space for washing machine and tumble dryer, quartz worktop, fitted base cupboards underneath, underfloor heating, high ceiling, spotlights to ceiling, integral door giving access to garage and internal door giving access to living kitchen/dining/snug.



First Floor Landing

7'1" x 3'4" (2.17 x 1.04)

With quarter panelling to walls, access to roof space, built-in cupboard housing the central heating boiler and chandelier (negotiable on sale).

Bedroom One

13'1" x 12'0" (3.99 x 3.66)

With radiator, high ceiling, air conditioning unit, double glazed window to front with pleasant aspect and including internal plantation shutters and internal door with black fittings.



En-Suite

8'0" x 6'4" (2.45 x 1.95)

With walk-in shower with resin tray and shower fittings, fitted wash basin with fitted base cupboard underneath, low level WC, attractive tiled walls, tile flooring, heated towel rail/radiator, spotlights to ceiling, generous sized fitted mirror, extractor fan, double glazed window to front with internal plantation shutters and internal door with black fittings.



Bedroom Two

12'1" x 11'5" (3.70 x 3.48)

With high ceiling, radiator, double glazed window to rear with internal plantation shutters and internal door with black fittings.



Bedroom Three

12'1" x 8'8" (3.70 x 2.65)

With a good range of fitted wardrobes providing good storage, high ceiling, radiator, double glazed window to front with internal plantation shutters and internal door with black fittings.



Bedroom Four

8'2" x 7'10" (2.50 x 2.41)

With high ceiling, spotlights to ceiling, radiator, double glazed window to rear with internal plantation shutters and internal door with chrome fittings.



Family Bathroom

7'9" x 7'8" (2.38 x 2.35)

With bath with chrome mixer tap/hand shower attachment, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, high ceiling, spotlights to ceiling, extractor fan, tile flooring, heated chrome towel rail/radiator, double glazed window to rear with fitted blind and internal door with black fittings.



Roof Space

Offering potential for a loft conversion (subject to planning permission).

Front Garden

The property is nicely set back from the pavement edge behind a low maintenance fore-garden with brick wall with substantial pebble beds and feature olive tree.



Rear Garden

The property benefits from a private, south facing, enclosed rear garden laid to lawn with substantial patio/terrace area providing a pleasant sitting out and entertaining space. At the bottom of the garden is a further patio area with bespoke pergola over. Plot size 386m².



Driveway

A double width block paved driveway provides car standing spaces for two/three cars.



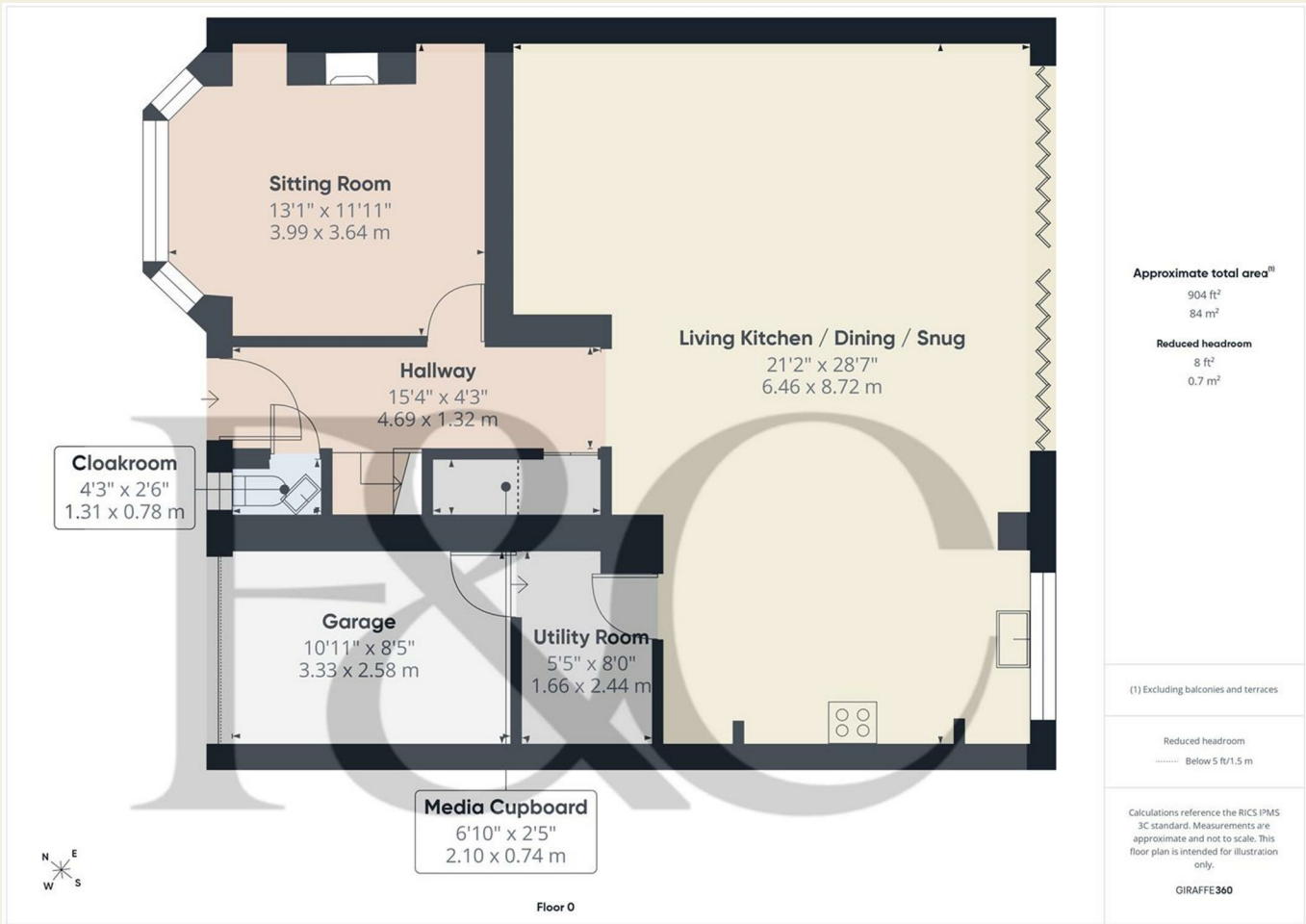
Garage

10'11" x 8'5" (3.33 x 2.58)

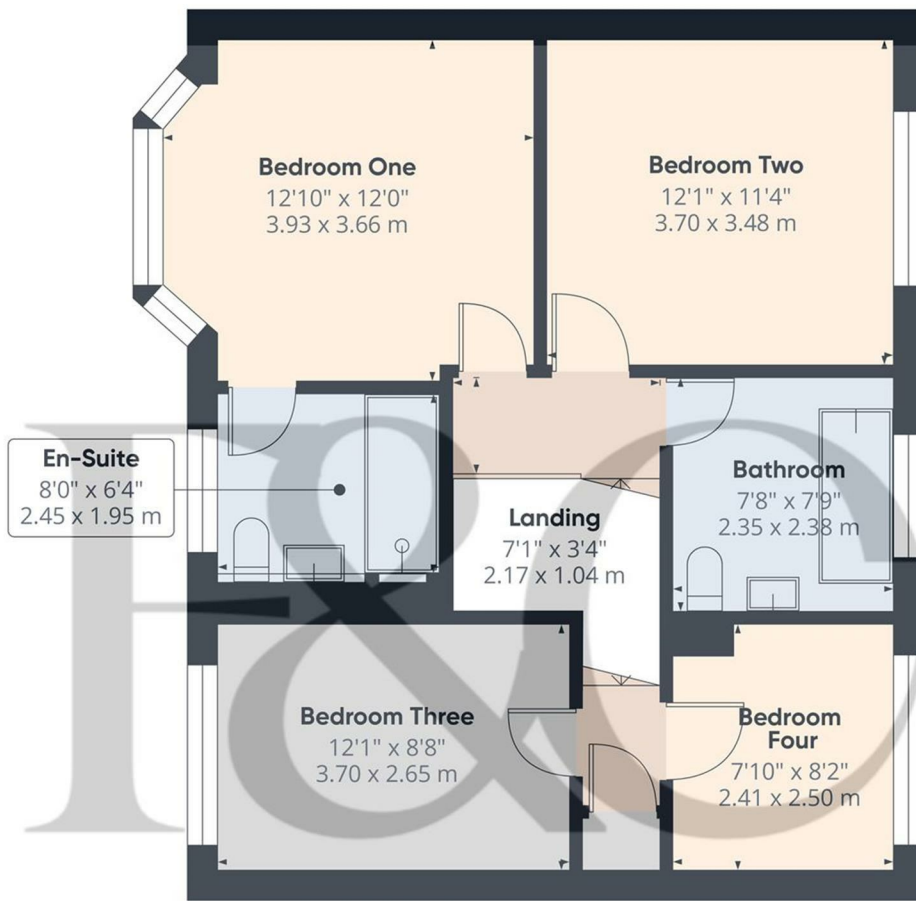
With power, lighting, hot water cylinder, shelving, integral door to property and electric roll up front door.



Council Tax Band D



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Approximate total areaⁱⁱⁱ
605 ft²
56.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	70	73
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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