BURLINGTON WAY, MICKLEOVER, DERBY

PRICE £500,000

4 BEDROOM | 2 BATHROOM | 3 RECEPTION

WELCOME TO BURLINGTON WAY

LARGE SOUTH FACING PLOT, CLOSE TO MICKLEOVER VILLAGE - A spacious extended family home set within a generous south facing private plot, occupying a prime location just a stone's throw from Mickleover Village.

Offering flexible accommodation, characterful living spaces and an outstanding range of areas for modern family life, this is a home that combines space, practicality and lifestyle appeal. The open-plan lounge and dining room creates a sociable heart to the ground floor, with a bay window and feature fireplace adding warmth and personality, while the rear conservatory brings the garden into everyday living.

A separate study, additional office or playroom and useful lean-to provide excellent options for home working, hobbies, children's activities or practical storage. Upstairs, four good-sized bedrooms with built in wardrobes are complemented by a spacious attic room, offering further versatility.

Outside, the mature rear garden provides a private setting with lawns, raised planting beds and an enclosed log store, while a rear workshop or store garage adds valuable practicality. Combined with off-road parking and a generous plot, this is a versatile home ideally suited to modern family life.

THE DETAIL

The Detail
The property is entered through a welcoming entrance porch, fitted with UPVC double-glazed windows and tiled flooring, which leads into the main hallway. The hallway features attractive grey wood-grain effect flooring, with underfloor electric heating and provides access to the principal living accommodation, study and staircase.

The impressive open-plan lounge and dining room provides a generous and versatile space for both everyday family life and entertaining. A bay window to the front elevation allows natural light to fill the room, while a feature fireplace with inset log burner set upon a tiled hearth creates an attractive focal point. The open-plan arrangement allows the lounge and dining areas to work seamlessly together, offering flexibility for a variety of furniture arrangements and family requirements.

To the rear, the conservatory provides an additional reception space with a brick base, UPVC windows, radiator heating and tiled flooring. French doors open directly onto the garden, creating an enjoyable connection between the internal accommodation and the substantial outside space.

The kitchen is well equipped with matching wall and base units, complemented by granite worktops and a Belfast sink with mixer tap. Integrated appliances include an electric hob and double electric oven, with a stainless steel cooker hood and splashback completing the cooking area. A useful built-in pantry cupboard provides additional storage and also houses the consumer units.

A side lobby provides access to a WC and side entrance, with further access into the lean-to. This versatile space benefits from a high-pitched ceiling and offers excellent potential for use as a utility, laundry or additional storage area. The lean-to then opens into the former garage, which has been converted to create a valuable office or playroom, with carpet to floor, this provides an adaptable space particularly suited to home working, hobbies, children's activities or a further family room. There is also access to a ground floor shower room.

The first floor provides four good-sized bedrooms, offering excellent accommodation for a growing family. The master bedroom is positioned to the front and features a bay window and built in wardrobes, while the second bedroom is a generous rear-facing double. also with built in

CB+CO

wardrobes. Bedroom three benefits from built-in wardrobes, with the fourth bedroom also providing built-in wardrobes and shelving. The family bathroom includes a P shaped panel bath with mains fed power shower over and wash hand basin with electric underfloor heating, while the landing provides access to the loft space.

A particular feature of the property is the spacious attic room, accessed via a pull-down ladder. Providing useful additional space away from the main living accommodation, this area could offer a range of potential uses, subject to any necessary permissions and regulations.

The property also presents excellent scope for further development and extension, subject to the relevant planning permissions and building regulations. The generous plot offers potential to extend to both the side and rear, while the existing attic space provides further opportunity for enhancement and adaptation. This flexibility gives prospective purchasers the opportunity to consider creating additional accommodation, subject to the appropriate consents.

Outside, the property occupies a large and private plot, with the mature garden providing a particularly attractive setting. The garden is mainly laid to lawn and enclosed by established hedge and fence boundaries, with raised planting beds providing areas for landscaping and gardening. Towards the rear is a private enclosed log store, together with a workshop or store garage providing valuable additional storage and practical space. To the front, a block-paved driveway provides off-road parking, while the overall plot offers a rare combination of garden space, privacy, parking and future potential.

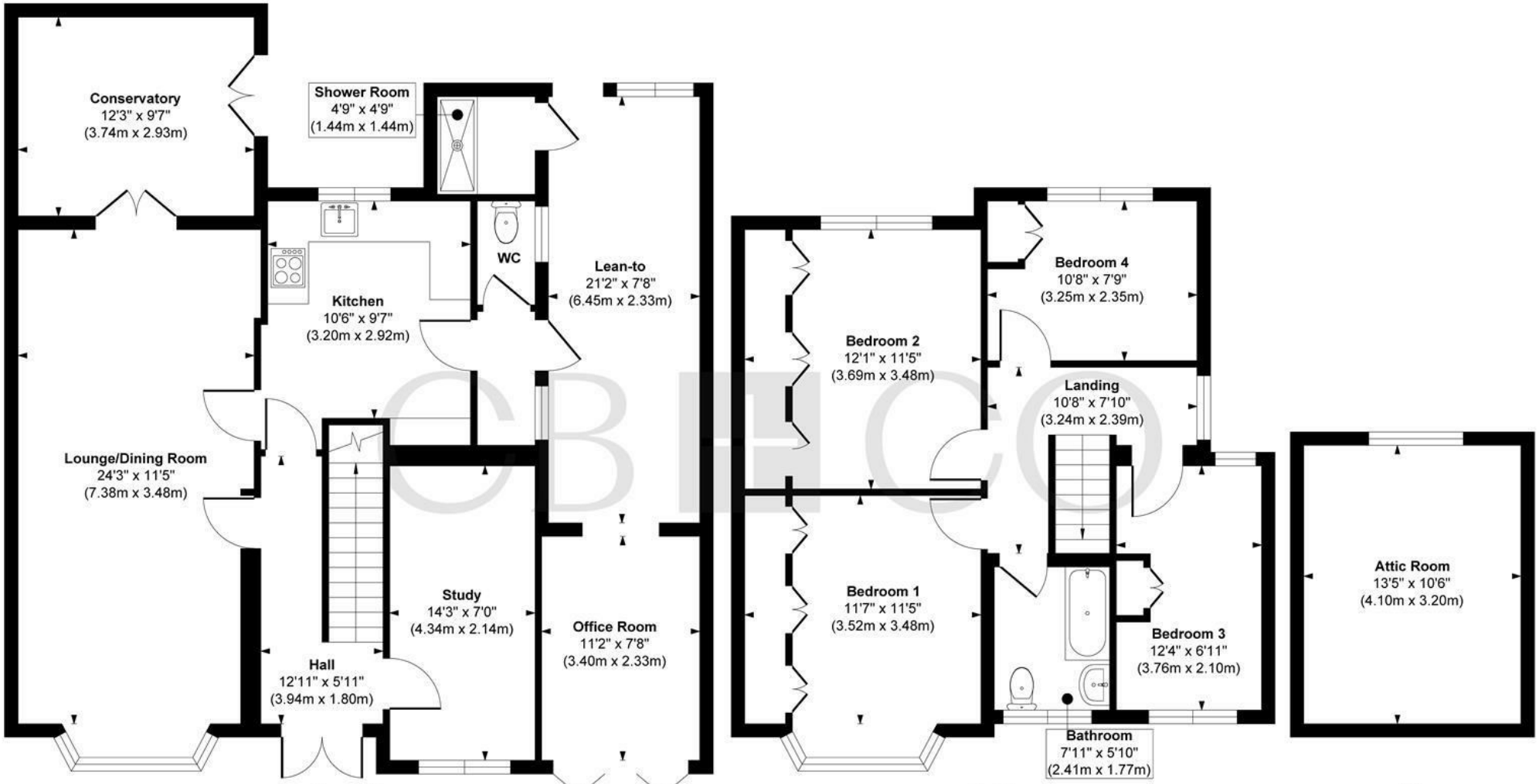
The property occupies a prime position just a stone's throw from Mickleover Village, providing convenient access to a wide range of everyday amenities, shops, cafés, restaurants, pubs, schools and leisure facilities. Mickleover also offers excellent transport connections into Derby and surrounding areas, making the location particularly attractive for families, commuters and those seeking village amenities within easy reach of the city.

CB+CO

WE ARE A TEAM

Smiles
HOME
STORY
It's a beautiful
day to let g
ROCKJAM

Burlington Way



Ground Floor
Approximate Floor Area
866 sq. ft
(80.46 sq. m)

First Floor
Approximate Floor Area
576 sq. ft
(53.60 sq. m)

Attic
Approximate Floor Area
141 sq. ft
(13.12 sq. m)

Approx. Gross Internal Floor Area 1592 sq. ft / 148.01 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

1592.00 sq ft

EPC RATING

E

COUNCIL TAX BAND

D

- Spacious Detached Property, Sold With No Chain, Generous South Facing Plot
- Four Generously Sized Bedrooms, Flexible Family Accommodation
- Excellent Scope For Further Development And Extension Subject To Relevant Planning Permissions
- Spacious And Usable Attic Room Providing Valuable Additional Space For A Variety Of Uses
- Impressive Open-Plan Lounge And Dining Room With A Bay Window And Feature Fireplace With Inset Log Burner
- Well-Equipped Kitchen Featuring Granite Worktops, Belfast Sink, Integrated Hob And Double Electric Oven
- Separate Study Providing A Dedicated And Quiet Space For Home Working, Downstairs Shower Room
- Versatile Converted Garage Providing An Excellent Office, Playroom, Hobby Room Or Additional Family Space
- Prime Location Just A Stone's Throw From Mickleover Village
- Private Mature Garden Featuring Lawned Areas, Raised Planting Beds And Enclosed Boundaries

CURRAN BIRDS + CO

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2026 All rights Reserved

CURRAN BIRDS + CO