



Rose Croft Grassy Lane
Burnaston
Derbyshire
DE65 6LN

Offers In The Region Of
£560,000

- Secluded Location, Superb Views
- Set in approx half an acre
- Double Glazing and GCH
- Entrance Hall, Sitting Room
- Dining room and Fitted Breakfast Kitchen
- Separate Utility and Guest Cloakroom
- Principal Bedroom with Walk-in Dressing Room and En-suite
- Bedroom Two with dressing room and ensuite shower room.
- Two Further Bedrooms, and family bathroom
- Requires some modernisation and updating - Excellent Potential

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

Occupying a pleasant position with ease of access to Mickleover and Etwall, this spacious and skilfully extended detached residence, requiring some modernisation and upgrading offers excellent potential for a family. Set within approx half an acre, there are formal gardens laid mainly to lawns with borders and a paddock offering views over surrounding countryside and with ample car standing space to front.

Internally the property provides, entrance hall with guest cloakroom off. A superb sitting room with open fire, and French doors out to the garden. A formal dining room with French doors out into the garden. A farmhouse style breakfast kitchen requiring some modernisation and upgrading, and a separate utility room. To the first floor off a passaged landing access is gained to the principal bedroom suite which has a walk-in wardrobe, en-suite bathroom, and a balcony off the main bedroom. There are three additional bedrooms one which has a dressing room/study and ensuite.

The sale provides a good opportunity to acquire a sensibly priced family home within a popular location.

LOCATION

The property is situated between Mickleover and Etwall off the popular Uttoxeter Road with swift access to local facilities.

ACCOMMODATION - ON THE GROUND FLOOR

ENTRANCE HALL

Stairs to the first floor, radiator.
and doors leading off to the dining room, kitchen and cloak room.

GUEST CLOAKROOM

Low level w.c., wash hand basin, radiator.

SITTING ROOM

7.4 x 5.49 (24'3" x 18'0")

The focal point of the room being a Derbyshire Stone fire surround with marble hearth and open fire grate, patio door to garden, decorative coving, two radiators.

DINING ROOM

5.5 x 4.3 (18'1" x 14'1")

Offering French doors opening out to the rear terrace, a brick fire surround with electric style log burner sat on a tiled hearth. There are doors to the sitting and dining kitchen and ample space for dining table and chairs.





BREAKFAST KITCHEN

5.9 x 4.2 (19'4" x 13'9")

Fitted with a range of base cupboards and drawers along with complementary wall cabinets. Worktops are inset with a one-and-a-quarter sink with a drainer. There are tiled surrounds, quarry tiled flooring, a glazed china display cupboard, gas hob with an extractor hood over (the supply for the hob is via bottled calor gas) a built-in oven in a matching housing unit. There are windows to the side aspect. door to the dining room, door to the hall and door to the Utility.

UTILITY ROOM

3.3 x 2 (10'10" x 6'7")

Stainless steel sink unit with base cupboard under, plumbing for automatic washing machine, base cupboard, work surfaces over, boiler providing domestic hot water and servicing the central heating system, door to the rear off.

ON THE FIRST FLOOR - PASSAGE LANDING

Radiator, built in cupboards, and door providing access to:

PRINCIPAL BEDROOM

7.7 x 5.4 max 3.12 min (25'3" x 17'9" max 10'3" min)

French door providing access to balcony with views out over the garden, two radiators, and loft access point with velux windows for added daylight.

WALK-IN WARDROBE/DRESSING AREA

1.72 x 2.34 (5'8" x 7'8")

Shelving and hanging space.

EN-SUITE BATHROOM

4.32 x 2.21 (14'2" x 7'3")

Low level w.c., vanity wash hand basin, panel bath, separate shower cubicle, decorative spot lighting,

BEDROOM TWO

3.42 x 3.29 (11'3" x 10'10")

With a window to the rear aspect, radiator and ceiling light point. There are doors off to the ensuite shower room and dressing room/study.

DRESSING ROOM/STUDY

3.5 x 1.97 (11'6" x 6'6")

Having a window to the side aspect, radiator and ceiling light point.

EN SUITE SHOWER ROOM

1.43 x 1.87 (4'8" x 6'2")

Low level w.c, pedestal wash hand basin, shower cubicle, tiled surrounds.

BEDROOM THREE

3 x 2.49 (9'10" x 8'2")

Radiator, built in wardrobes.

BEDROOM FOUR

3.29 x 3.14 (10'10" x 10'4")

Radiator.

BATHROOM

1.88 x 1.75 (6'2" x 5'9")

Comprised of a coloured suite with panelled bath, w.c. and wash hand basin. There are tiled surrounds, radiator, and window to the front aspect.

OUTSIDE & GARDENS

Formal lawns with borders, good sized patio with canopy over, two timber sheds, secondary paddock and ample car standing space.

AGENTS NOTE

There is a Septic Tank situated in the garden. The paddock to the rear is subject to a covenant giving a 50% uplift to the original owner of the land for any development.

COUNCIL TAX BAND

South Derbyshire District - F.

DIRECTIONAL NOTE

From Derby proceed via the main Uttoxeter Road travelling through Mickleover heading towards Etwall. At the Etwall garage turn left and the property is situated approximately 50 yards away from the main road.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (DM/SE).

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

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