

# Fletcher & Company

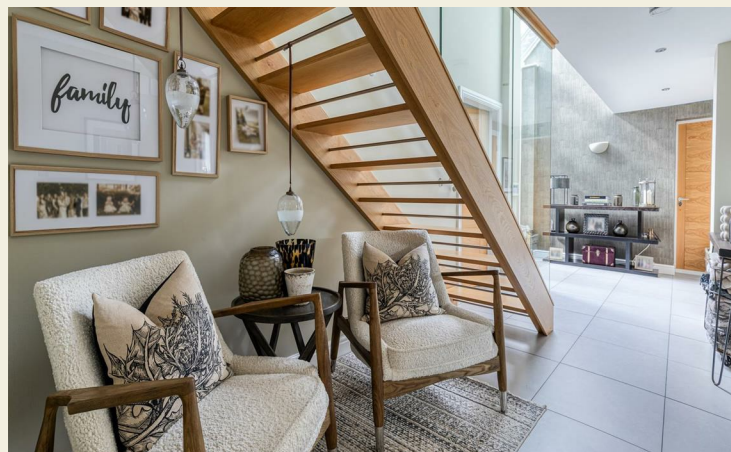
## Ashbank House 32 Quarndon Heights, Allestree, Derby, Derbyshire, DE22 2XN

Price £850,000

Freehold



- Extremely Stylish Well Presented Detached Residence
- Sought-After Cul-de-sac Location
- Spacious & Versatile Accommodation - Ideal Family Home
- Double Glazing & Underfloor Heating
- Impressive Hall, Fitted Guest Cloakroom
- Lounge & Study
- Fabulous Open Plan Living Kitchen with Utility Room off
- Five First Floor Bedrooms, Three En-Suites & Family Bathroom
- Superb Private Landscaped Rear Garden
- Extensive Parking & Double Garage





## Summary

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Extremely stylish and superbly presented five bedroom detached residence occupying a fabulous location at the head of this sought-after cul-de-sac in Allestree.

This is a fabulous opportunity to acquire an extremely stylish and well presented modern detached residence constructed by Meadow View Homes around 2014/15.

Built to a high-specification, the accommodation comprises an impressive entrance hall with feature roof light and oak staircase with glass balustrade leading to the first floor, fitted guest cloakroom, lounge, separate study, superb open plan living kitchen with lounge area incorporating bi-fold doors opening onto the garden, dining area with French doors opening onto the garden and high-specification integrated kitchen with a utility room off. The first floor landing features the continuation of the glass balustrade and leads to the master bedroom with en-suite shower room, bedroom two sharing a Jack and Jill en-suite shower room with bedroom four which is currently used as a fully fitted dressing room, bedroom three with en-suite shower room and a fifth bedroom together with a superbly appointed bathroom with four-piece suite.

As mentioned, the property occupies a particularly pleasant location at the head of a quiet cul-de-sac, set back behind a driveway providing ample off road parking and access to an attached double garage with remote electric door.

To the rear of the property is a fabulous landscaped garden set over two levels with a lower-level stone terrace and steps leading up to an elevated lawn with a feature decked seating/entertaining area, well stocked herbaceous borders and a pleasant aspect enjoying plenty of sunshine.

# F&C

## The Location

The property's location on the western edge of Derby City Centre allows for easy access into the town centre along Kedleston Road. Allestree itself is a very popular suburb and features two reputable primary schools namely Portway Junior School and Lawn Junior School and also boasts Allestree Woodlands Secondary School. An excellent range of amenities are available within Allestree at Park Farm Shopping Centre offering a varied selection of shops including a bakery, wine bar, coffee shop, a selection of eateries and a pharmacy. The property's location is also close to attractive open countryside offering some very pleasant walks and conveniently positioned for easy access onto the A38 and A52.

## Accommodation

### Ground Floor

#### Impressive Entrance Hall

21'5" x 7'8" (6.55 x 2.34)

Entrance door provides access into the impressive entrance hall with feature high roof light, stylish oak and glass staircase leading to the first floor, integral door to the double garage and doors to the fitted guest cloakroom, study, lounge and superb living kitchen/dining room.



#### Fitted Guest Cloakroom

6'3" x 3'7" (1.91 x 1.11)

Fitted with low flush WC, vanity unit with wash handbasin and useful drawers beneath, further storage cupboard, extractor fan and recessed ceiling spotlighting.

## Lounge

15'2" x 13'7" (4.64 x 4.16)

With feature slate chimney breast incorporating a recessed contemporary electric fire, integrated surround sound speakers, recessed ceiling spotlighting and two double glazed windows to the front.



## Study

11'10" x 6'7" (3.62 x 2.01)

With fitted storage cupboards, Karndean floor covering, recessed ceiling spotlighting and double glazed window to the side.

## Living Kitchen/Dining Room

30'9" x 17'10" (9.38 x 5.45)



## Living Area

With feature wallpapered wall with wall lights and double glazed bi-fold doors opening onto the lower-level stone terrace overlooking the private rear garden.



### Dining Area

With double glazed French doors opening onto the terrace, again with views over the private garden.



### Kitchen Area

A high-specification fitted kitchen with feature island incorporating a five plate induction hob and recessed extractor unit, matching L-shaped preparation surfaces with inset one and a quarter sink unit with chrome mixer tap, fitted wall and base units with a stylish two-tone gloss finish, integrated appliances including two Neff ovens, wine fridge, two fridge/freezers and double glazed window overlooking the private garden.



### Utility Room

9'9" x 5'11" (2.98 x 1.82)

With worktop having a tiled surround and inset stainless steel sink unit with mixer tap, cupboard housing the gas-fired boiler and double glazed door to the side.

### First Floor

## Landing

A spacious semi-galleried landing with the continuation of the attractive glass balustrade, access to the airing cupboard housing the hot water cylinder and doors to five bedrooms and family bathroom.



## Master Bedroom

17'4" x 12'11" (5.29 x 3.95)

With double glazed French doors incorporating a feature glass Juliet balcony, recessed ceiling spotlighting, two Velux style windows to the rear and door to the en-suite shower room.



### **En-Suite**

6'5" x 6'2" (1.98 x 1.88)

With low flush WC, vanity unit with wash handbasin and cupboards beneath, shower with deluge head and further handheld attachment, chrome towel radiator, recessed ceiling spotlighting and Velux style window to the rear.



### **Bedroom Two**

15'8" x 15'6" (4.79 x 4.73)

With feature wallpapered wall, recessed ceiling spotlighting, two large picture windows to the front and door to the Jack and Jill en-suite shower room.





### Jack & Jill Shower Room

9'1" x 3'11" (2.79 x 1.21)

With low flush WC, vanity unit with cupboards beneath, double shower cubicle with rainfall shower, recessed ceiling spotlighting, chrome towel radiator and door to bedroom four.



### Bedroom Three

12'2" x 10'6" (3.72 x 3.22)

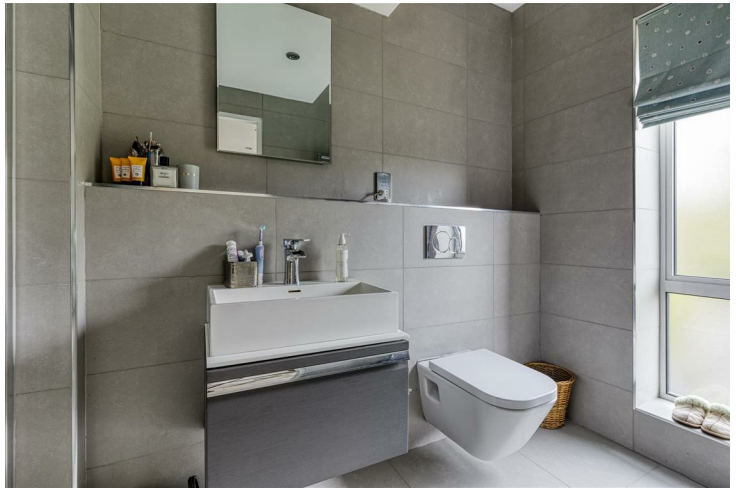
With fitted wardrobes, Karndean flooring, recessed ceiling spotlighting, two double glazed windows to the rear and door to the en-suite shower room.



### En-Suite Three

10'6" x 4'1" (3.21 x 1.25)

Fully tiled with a low flush WC, vanity unit with drawers beneath, double shower cubicle with rainfall shower, chrome towel radiator and double glazed window to the rear.



### Bedroom Four

11'7" x 10'9" (3.55 x 3.29)

Currently used as a dressing room which could easily be converted back to a bedroom with bespoke fitted wardrobes and matching central drawer unit and feature double glazed French doors with glass Juliet balcony.



### Bedroom Five

9'4" x 7'6" (2.86 x 2.31)

With bespoke storage and shelving, recessed ceiling spotlighting and double glazed window to the side.



### **Superbly Appointed Family Bathroom**

11'3" x 7'1" (3.44 x 2.16)

With low flush WC, vanity unit with wash handbasin and drawers beneath, separate double shower cubicle with rainfall shower, chrome towel radiator and double glazed window to the side.



### **Outside**



### **Driveway**

To the front of the property is a driveway providing ample off road parking and access to an attached double garage.

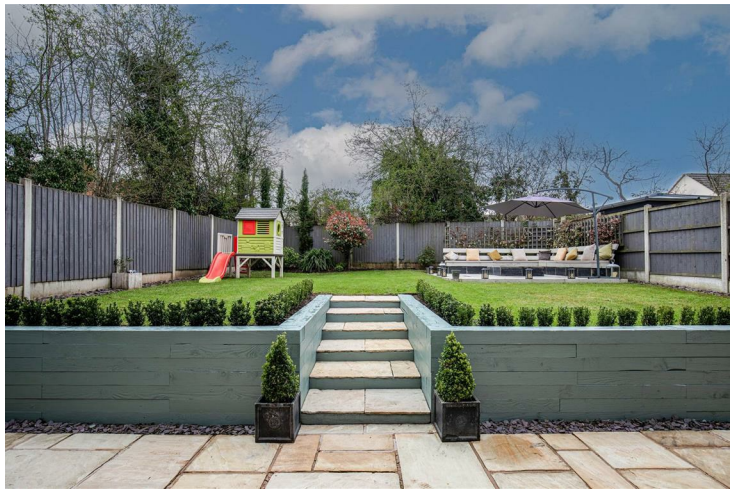
### **Attached Double Garage**

17'6" x 17'4" (5.34 x 5.30)

With power, lighting and remote control up and over door.

### Landscaped Private Rear Garden

To the rear of the property is a very pleasant private garden featuring a lower-level stone terrace with steps leading up to an elevated lawn bound by herbaceous borders containing plants and shrubs with a further bespoke decked seating area to the foot of the garden enjoying late afternoon and evening sunshine, retained by closed-slat timber fencing.



Council Tax Band G - Derby



Floor 0

**Approximate total area<sup>(1)</sup>**  
1348.51 ft<sup>2</sup>  
125.28 m<sup>2</sup>

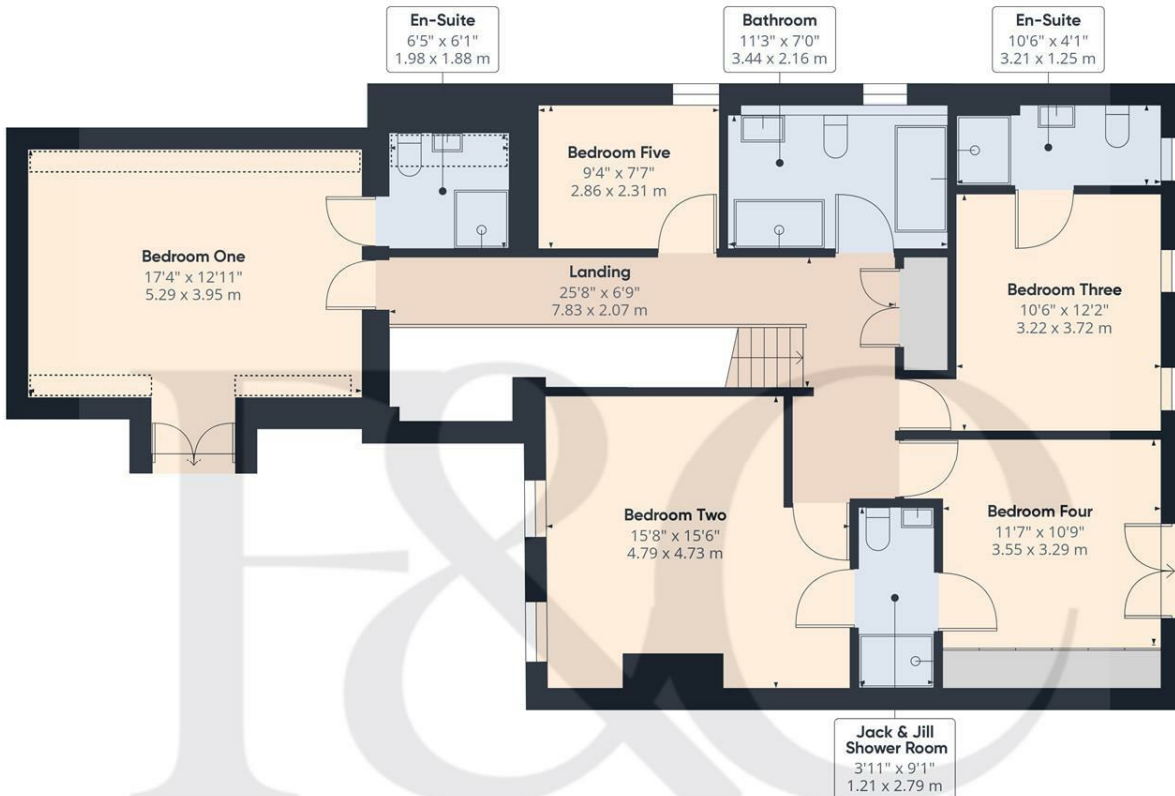
**Reduced headroom**  
18.33 ft<sup>2</sup>  
1.7 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Floor 1

**Approximate total area<sup>(1)</sup>**  
1200.57 ft<sup>2</sup>  
111.54 m<sup>2</sup>

**Reduced headroom**  
43.61 ft<sup>2</sup>  
4.05 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

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GIRAFFE 360



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Allestree  
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Council Tax Band: G  
Tenure: Freehold



### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>85</b>                  | <b>90</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |