

# Fletcher & Company

20 Quarndon Heights, Allestree, Derby, DE22 2XN

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Offers Over £620,000

Freehold

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- Superbly Presented Throughout
- Ideal Family Home
- Entrance Hall with Solid Oak Floor & Fitted Guest Cloakroom
- Spacious Lounge with Fabulous Feature Fireplace Incorporating Wood Burning Stove
- Separate Garden Room & Study
- Impressive Open Plan Dining Kitchen
- Master Bedroom with Dressing Room & En-Suite Shower Room
- Three Further Bedrooms & Well Appointed Bathroom
- Beautifully Stocked Landscaped Gardens to Front & Side
- Double Garages & Off-Road Parking





## Summary

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A well appointed, four bedroom, modern, detached residence occupying a highly sought after location on Quarndon Heights in Allestree.

This is a fabulous opportunity to acquire a much improved, spacious, detached family home in an exclusive cul-de-sac location on Quarndon Heights in Allestree. Occupying a particularly peaceful spot whilst being extremely convenient for local parks and Derby City centre. Internal inspection is required to fully appreciate the spacious entrance hall with oak flooring, guest cloakroom, lounge with fireplace incorporating an extended surround and Stovax Riva Studio 3, 11kw wood burning stove, garden room located just off the impressive open plan dining kitchen fitted to a high specification kitchen with a selection of integrated appliances, dining area with feature Contura 5kw wood burning stove and separate study. On the first floor a semi-galleried landing leads to a spacious principle bedroom with dressing room and en-suite shower room, three further bedrooms, one of which has an en-suite shower room and separate well appointed family bathroom.

The property is particularly attractive from the roadside with a well established, fore-garden including a water feature and driveway providing off-road parking and access to an integral double garage with electric doors. The garage also houses an Ideal - A rated boiler which was installed in 2021 with a 10 year warranty as well as a 250L pressurised hot water system, also installed in May 2021. To the rear of the property is a pathway which leads to a side garden incorporating patio/terrace, an ideal outdoor dining/seating area. Steps lead up to a lawn section with attractive wrought iron railings and feature decked seating area. The property also benefits from a Solar Photovoltaic (PV) system with 16 panels generating approximately 3929kw annually. The property is particularly efficient to run and the panels have a 25 year guarantee.(installed April 2023) Current annual usage is 1900kw.

# F&C

## The Location

As mentioned the property occupies a particularly pleasant location within walking distance of Markeaton Park, Kedleston Hall, Derby city centre and a selection of amenities in Allestree including shops on Blenheim Parade and Park Farm shopping centre. Darley Park is also within easy reach. Local educational facilities include Lawn and Portway primary school in Allestree and Woodlands secondary school. The property is also easily placed for access onto the A38 and A52.

## Accommodation

### Ground Floor

#### Entrance Hall

20'9" x 6'2" (6.34 x 1.89)

A composite entrance door with sealed unit double glazed inset and double glazed sidelights provides access to impressive entrance hall with central heating radiator, impressive oak floor covering and bespoke oak staircase to first floor.



#### Fitted Guest Cloakroom

6'4" x 3'7" (1.95 x 1.10)

With low flush WC, pedestal wash handbasin, tiled surround, central heating radiator and recessed ceiling spotlighting.

#### Study

9'6" x 9'3" (2.91 x 2.84)

With central heating radiator, wood flooring and double glazed windows with bespoke shutters to front and side.



## Lounge

20'9" x 12'7" (6.34 x 3.86)

An impressive room with a feature slate chimney breast incorporating the most impressive Stovax Riva Studio 3 wood burning stove which is a true focal point of the room, solid wood flooring, two central heating radiators, double glazed window to front and side both with bespoke shutters and twin panel and glazed doors to garden room.



## Garden Room

10'10" x 8'6" (3.32 x 2.61)

With stylish contemporary floor to ceiling radiator, UPVC double glazed windows and matching french doors to garden.

## Dining Area

Featuring a corner placed Contura wood burning stove, central heating radiator, recessed ceiling spotlighting, continuation of wood floor covering, double glazed windows to rear, Mitsubishi air conditioning unit and open aspect to kitchen.



### **Bespoke Fitted Kitchen**

26'10" x 15'7" x 11'2" x 6'10" (8.18 x 4.77 x 3.42 x 2.09)

With stylish granite worktops, inset one and a half sink unit with flexible mixer tap, fitted base cupboards and drawers, LED plinth lighting, appliances including Bosch glass induction hob, Cookology downdraft extractor and power supply with wireless phone charging, three Bosch ovens and microwave, LG American style fridge/freezer, Neff integrated dishwasher, porcelain flooring, central heating radiator, double glazed window to rear, further continuation of the granite worktops which is an ideal coffee/tea and baking area with great lighting and seating area courtesy of the roof light and double glazed windows and double glazed door leading to garden.



### **Utility**

6'6" x 5'4" (1.99 x 1.63)

With a U-shaped granite effect work top with inset sink unit and fitted base cupboard, appliance space suitable for washing machine and tumble dryer and integral door to garage.

### **First Floor Landing**

14'6" x 10'3" (4.44 x 3.13)

With a semi-galleried landing with continuation of bespoke oak balustrade, central heating radiator, over stairs storage cupboard and double glazed window with bespoke shutters to rear.



### **Master Bedroom**

17'5" x 17'0" (5.31 x 5.20)

A very spacious room with a range of fitted furniture including drawers, cupboards and bedside cabinets, central heating radiator, Mitsubishi air conditioning unit, TV aerial point, feature double glazed window to front with bespoke fitted shutters, door leading to walk-in wardrobe and further door to en-suite shower room.



### **Walk-In Wardrobe**

With central heating radiator.

### **En-Suite**

6'8" x 5'4" (2.04 x 1.63)

Partly tiled with white suite comprising low flush WC, vanity unit with wash handbasin with cupboards beneath, shower cubicle, chrome towel radiator, extractor fan and recessed ceiling spot lighting.



### **Bedroom Two**

12'7" x 12'1" (3.86 x 3.70)

With central heating radiator, fitted furniture including wardrobes, overhead storage, dressing table with drawers, TV aerial point and double glazed windows with bespoke shutters to side and front.

### **En-Suite**

7'8" x 7'6" (2.35 x 2.30)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, shower cubicle, chrome towel radiator, recessed ceiling spotlighting, extractor fan and double glazed window to front.

### **Bedroom Three**

12'8" x 8'4" (3.88 x 2.56)

With central heating radiator, TV aerial point and double glazed window with bespoke shutters to side.

### **Bedroom Four**

9'7" x 9'3" (2.94 x 2.84)

With central heating radiator, fitted furniture including wardrobes, TV aerial point, double glazed window with bespoke shutters to side and front offering views in the distance towards Kedleston.

### **Large Well Appointed Bathroom**

10'7" x 9'3" (3.24 x 2.84)

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin, shower cubicle, feature free standing egg shaped stone bath with mixer tap and shower attachment, central heating radiator, recessed ceiling spotlighting, extractor fan and double glazed window to side.



### **Double Garage**

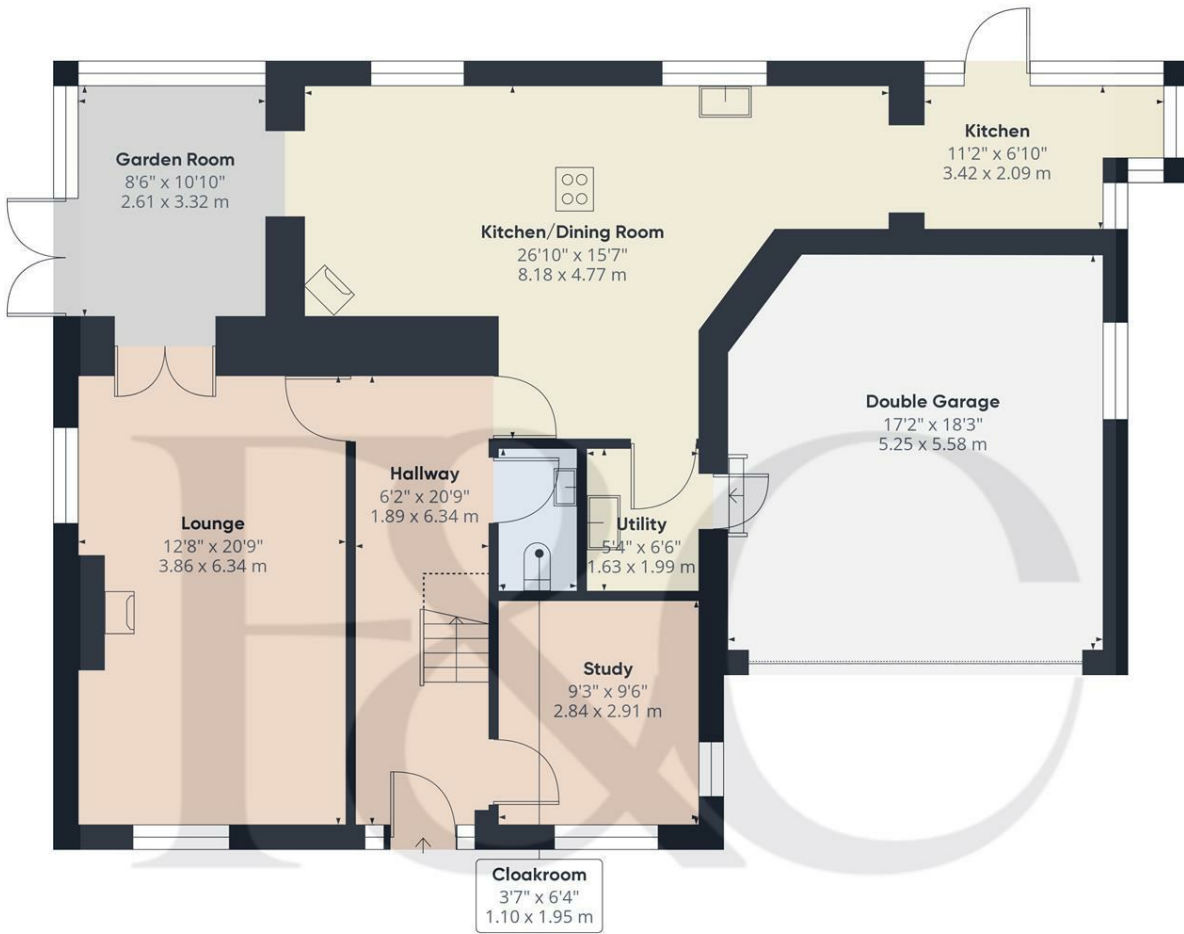
18'3" x 17'2" (5.58 x 5.25)

With power lighting and large hot water cylinder, wall mounted boiler and electric door.

### **Outside**

A true feature are the landscaped gardens in which the property stands as they are extremely well established with a pathway incorporating steps leading up to an elevated rear lawn with attractive wrought iron railings, well stocked herbaceous borders containing plants and shrubs, a feature decked area with lighting, a lower level patio area with lawn and second entertaining/dining space, further features include ornamental lighting, security lighting, power and water supply. To the front of the property is an extremely well stocked fore-garden containing plants, shrubs and water feature. A driveway provides off-road parking and access to the garage.

### **Council Tax Band F**



Floor 0

**Approximate total area<sup>(1)</sup>**

1354.21 ft<sup>2</sup>  
125.81 m<sup>2</sup>

**Reduced headroom**

13.02 ft<sup>2</sup>  
1.21 m<sup>2</sup>

(1) Excluding balconies and terraces

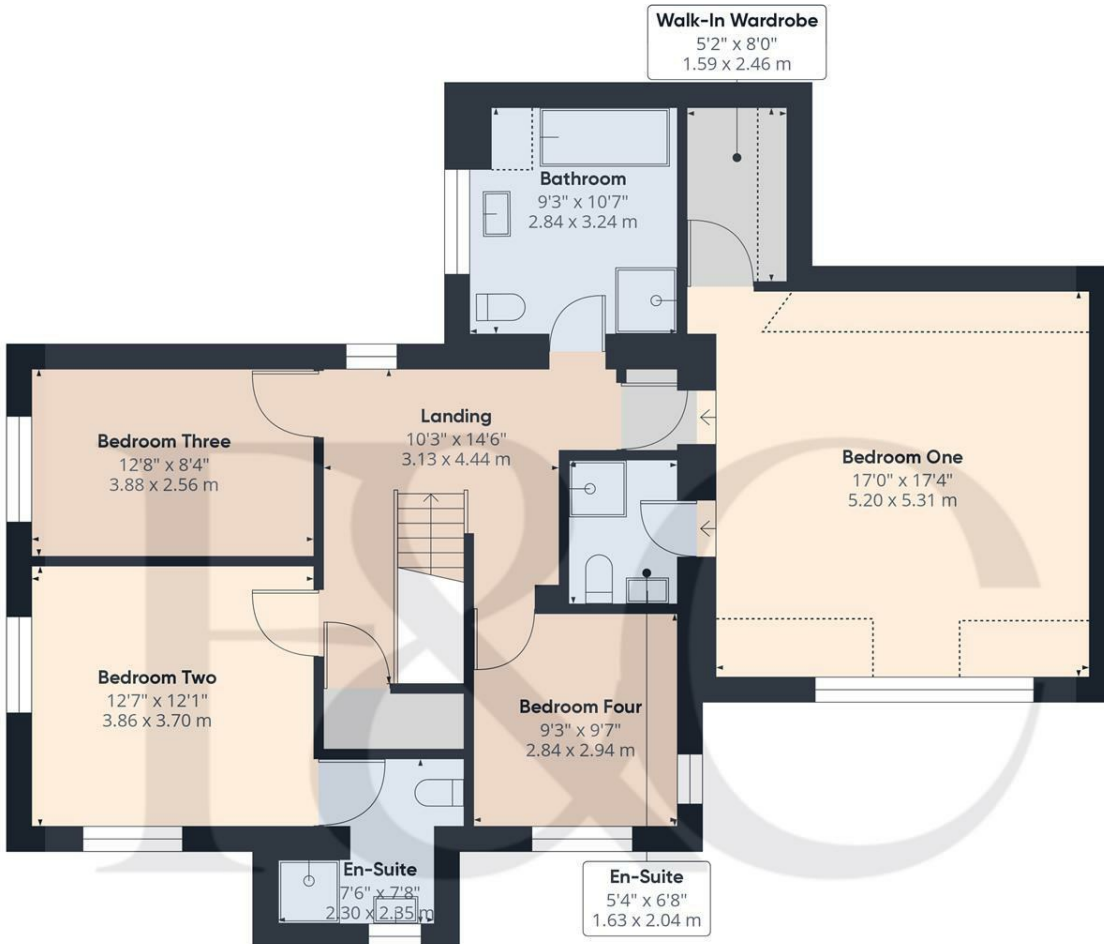
**Reduced headroom**

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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Floor 1

**Approximate total area<sup>(1)</sup>**

1016.87 ft<sup>2</sup>  
94.47 m<sup>2</sup>

**Reduced headroom**

80.94 ft<sup>2</sup>  
7.52 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>87</b>	<b>88</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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Allestree  
Derby  
DE22 2XN

Council Tax Band: F  
Tenure: Freehold

