

Fletcher & Company

30 Quarndon Heights, Allestree, Derby, DE22 2XN

Offers Around £725,000

Freehold



- Stylish, Superbly Presented Home, Ideal for a Large Family
- Underfloor Heated & Double Glazed
- Spacious Entrance Hall with Fitted Guest Cloakroom
- Lounge, Separate Study/Dining Rooms
- Superb Open Plan Living Kitchen with Utility Off
- Four Double Bedrooms, Two with En-Suites plus Bathroom
- Low Maintenance Rear Garden
- Driveway & Double Garage





Summary

An extremely well appointed, spacious, four double bedroom, detached residence occupying a quiet cul-de-sac location in Allestree.

This is a particularly well-appointed, four double bedroom, detached residence occupying a sought-after residential location on Quarndon Heights in Allestree. The property benefits from underfloor heating to both the ground and first floor. Double glazed accommodation with spacious entrance hall, feature staircase to first floor, fitted guest cloakroom, good sized lounge, separate study/dining room, stunning open plan living kitchen across the full width of the back of the house incorporating lounge area, dining area and high specification fitted kitchen incorporating silestone worktops and an extensive range of integrated appliances with utility room off. The first floor accommodation leads to the master bedroom with en-suite shower room, three further double bedrooms, one with en-suite shower room plus a well appointed family bathroom.

The property is located towards the head of this quiet cul-de-sac, set back behind block paved driveway with access to an attached double garage with remote door. To the rear of the property is a two tier, low maintenance garden with lower level patio and steps rising up to an artificial lawn offering a good degree of privacy. The garden also benefits from an impressive garden room.

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The Location

The property's location on Quarndon Heights, just off Kedleston Road, gives easy access into Derby City centre and a full range of amenities. More locally there are a range of shops at Park Farm shopping centre, Blenheim Parade and excellent schooling by way of Portway and Lawn primary and Woodlands secondary schools. Other places of interest include Markeaton and Darley park as well as Kedleston golf course.

Accommodation

Ground Floor

Entrance Hall

21'3" x 7'8" (6.48 x 2.35)

A stylish entrance door with double glazed sidelights provides access to an impressive entrance hall with underfloor heating (Please note underfloor heating continues throughout the house), integral door to garage and impressive oak staircase to first floor with glass balustrade.



Fitted Guest Cloakroom

5'8" x 3'10" (1.74 x 1.19)

Partly tiled with a suite comprising low flush WC, vanity unit with wash handbasin and drawer beneath, storage cupboard and recessed ceiling spotlighting.



Lounge

15'6" x 15'3" (4.74 x 4.65)

With feature recessed, log effect, gas fireplace, recessed ceiling spotlighting, TV and telephone point and two double glazed windows to front with bespoke shutters.

Dining Room/Study

13'9" x 6'7" (4.20 x 2.03)

With recessed ceiling spotlighting and double glazed window to side.



Fabulous Open Plan Living Kitchen

30'8" x 17'10" (9.36 x 5.45)

With lounge area with TV points, dining area and high specification fitted kitchen featuring silestone preparation services with matching upstands, inset sink unit, wine fridge, feature matching island/breakfast bar, extensive range of two tone, gloss finish, cupboards and drawers, integrated appliances including induction hob and extractor, two Neff ovens, two fridge freezers and dishwasher, recessed ceiling spotlighting, double glazed window, French doors and bi-fold doors to garden.



Utility

9'8" x 5'9" (2.95 x 1.77)

With worktop, matching upstands, inset stainless steel sink unit, gloss finish base cupboards and drawers, complimentary wall mounted cupboards, appliance space suitable for washing machine, wall mounted gas fire boiler, recessed ceiling spotlighting and double glazed door to side.

First Floor Landing

A semi-galleried landing with access to loft space, recessed ceiling spotlighting and double doors to an airing cupboard housing the hot water cylinder.

Master Bedroom

13'10" x 13'2" (4.22 x 4.02)

With stylish fitted wardrobes into the chimney breast recesses, recessed ceiling spotlighting, TV ariel point and double glazed window with matching French doors to front with glass Juliet balcony.



En-Suite

8'2" x 4'5" (2.51 x 1.36)

Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and drawer beneath, double shower cubicle with rain shower head and recessed ceiling spotlighting.



Double Bedroom Two

12'4" x 8'3" (3.78 x 2.52)

With stylish fitted wardrobe, recessed ceiling spotlighting and two double glazed windows to rear.



Superbly Appointed En-Suite Shower Room

10'7" x 3'11" (3.23 x 1.20)

Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and drawer beneath, double shower cubicle with rain shower head, chrome towel radiator, shaver point, recessed ceiling spotlighting and double glazed window to rear.

Double Bedroom Three

12'9" x 11'4" (3.89 x 3.46)

With central heating radiator, stylish fitted wardrobe, recessed ceiling spotlighting and double glazed French doors with glass Juliet balcony to rear.



Double Bedroom Four

11'1" x 11'0" (3.40 x 3.37)

With recessed ceiling spotlighting and two double glazed windows to front.

Superbly Appointed Bathroom

9'7" x 6'10" (2.94 x 2.10)

Fully tiled with a four piece suite in white comprising low flush WC, vanity unit with wash handbasin and drawer beneath, roll edge bath with mixer tap, shower cubicle with rain shower head, chrome towel radiator, extractor fan, recessed ceiling spotlighting and double glazed window to side.



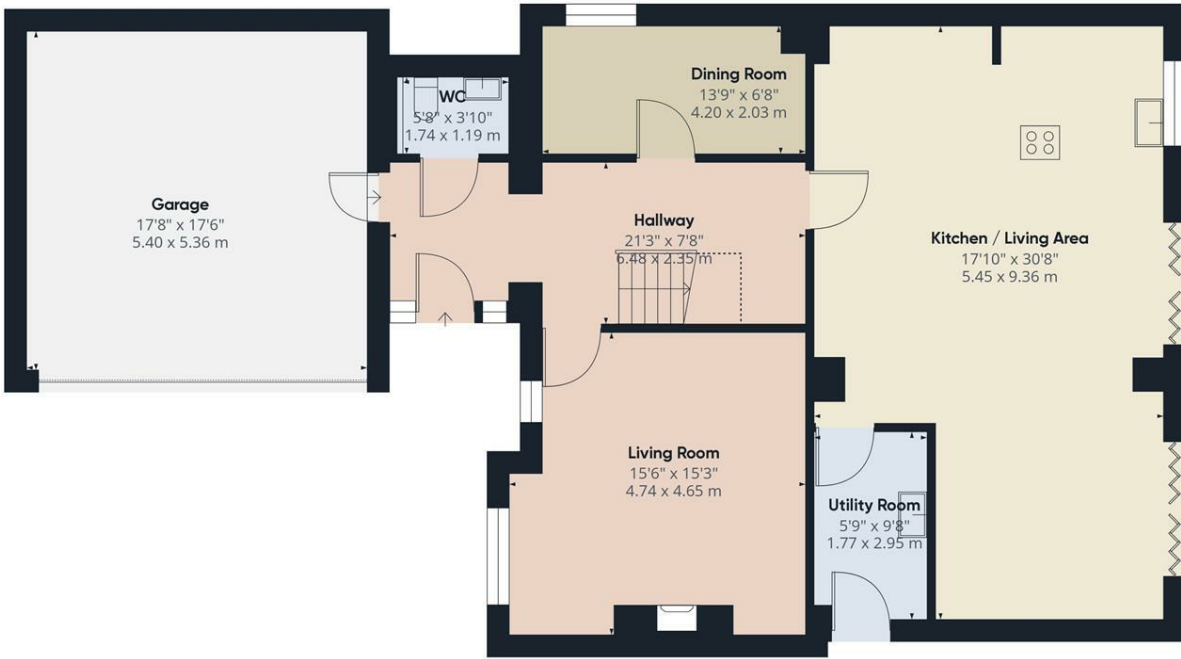
Outside

To the rear of the property is a very pleasant, low maintenance garden featuring lower level stone patio/terrace, matching steps lead up to an elevated section with artificial lawn, raised border with plants, shrubs and beautiful garden room. The garden is bounded by timber fencing and access to the front can be gained by a security gate to the side.

To the front of the property is a block paved driveway providing off-road parking and access to an attached, double garage with remote door, power and lighting as well as outdoor lighting.



Council Tax Band G



Floor 0

Approximate total area⁽¹⁾

1337.95 ft²
124.3 m²

Reduced headroom

20.45 ft²
1.9 m²

(1) Excluding balconies and terraces

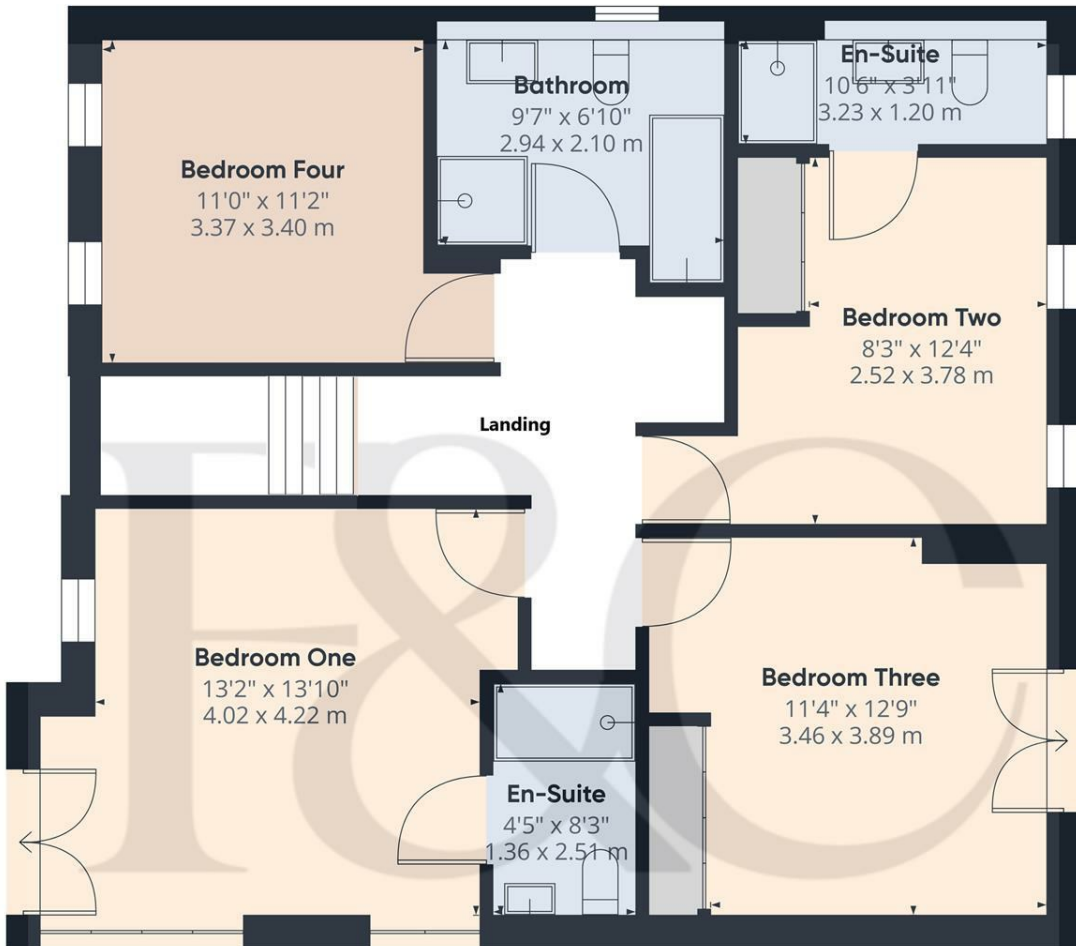
Reduced headroom

..... 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⁽¹⁾

807.83 ft²
75.05 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Council Tax Band: G
Tenure: Freehold

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

