

Church Road

Quarndon, Derby, DE22 5JB

John German



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£795,000

Surrounded by spectacular countryside views, set on a great plot with private south facing gardens in the heart of this highly regarded village. This stunning family home features excellent proportions throughout ideal for a growing family, offered for sale with no upward chain.

Quamdon village features a popular pub and restaurant, a cricket club, and a primary school. Neighbouring Allestree and Duffield offer excellent local amenities whilst excellent road links are easily accessible via the A38, A50, A52, and M1 and nearby train stations at Duffield and Derby provide great options for commuters. Derby city centre is approximately four miles away and offers a wealth of amenities including high street and superstore shopping, parks, and leisure facilities. The surrounding countryside, including the Peak District, is easily accessible. Local schools include the popular Ecclesbourne School, Repton School, Trent College, and Derby High School, with Derby University just three miles away.

Entrance to the property is via a spacious porch which leads into a central entrance hall with stairs rising to the first floor landing with understairs storage. Doors lead off to the ground floor living spaces and the ground floor guest cloakroom/WC which is fitted with a concealed flush WC and vanity wash basin with built-in storage, plenty of hanging space for coats and a large boiler cupboard located at the far end.

Glazed double doors open off the hallway into the main sitting room that has a lovely bay window which beautifully showcases views over the rear garden, French doors that open out onto a covered patio area at the side of the house whilst a feature fireplace forms the focal point of the room with an "Adam" style surround granite back and hearth housing a living flame gas fire.

The dining room has triple aspect windows to the front, side and rear and has a similar fireplace to the one in the main living room. A smaller sitting room could also be used as a study and overlooks the front garden.

The kitchen has been fitted with an extensive range of base and eye level units with granite worktops and an inset one and a half bowl sink unit with mixer tap and a large matching peninsular breakfast bar, integrated dishwasher, fridge and freezer, built-in eye level double oven, gas hob with tiled splashback and pull out extractor hood over, ceiling skylights and French doors opening out onto the rear garden.

The utility room is located off the kitchen and is fitted with a generous range of base and eye level units, roll edge worktops, inset sink unit with mixer tap, plumbing and space for a washing machine and fridge freezer, window to the front.

On the first floor a very spacious landing has a window to the front with lovely countryside views, doors to the bedrooms and bathroom as well as a large storage room. The impressive master bedroom has a spacious dressing area fitted with an extensive range of wardrobes, an archway leads through to the main sleeping area whilst large windows provide stunning far reaching views. The master en-suite is fitted with a shower enclosure, concealed flush WC and vanity wash basin with extensive built-in storage, extensive tiling, heated towel radiator and a window to the side.

There are three further double bedrooms both with lovely countryside views served by a family bathroom with a "P" shaped bath with shower over and glass screen, concealed flush WC and a vanity wash basin with storage beneath along with extensive tiling, heated towel rail and a window to the side.

Outside the property is set in a slightly elevated position well back from the road behind a wide driveway providing plenty of off road parking as well as access to a large detached double garage with electric vehicular doors, a window to the side and courtesy door to the rear. The tiered front garden has been designed for low maintenance and is stocked with an extensive range of flowering plants, shrubs and bushes. Gated access to the side of the house leads to a stunning south facing rear garden which has been landscaped to include an extensive paved patio area, a covered seating area, shaped lawn and beautifully stocked wide herbaceous borders, mature hedging and specimen trees provide plenty of privacy. At the end of the garden is a Derbyshire stone wall which borders pastureland to the rear, the views are superb and a real selling point.



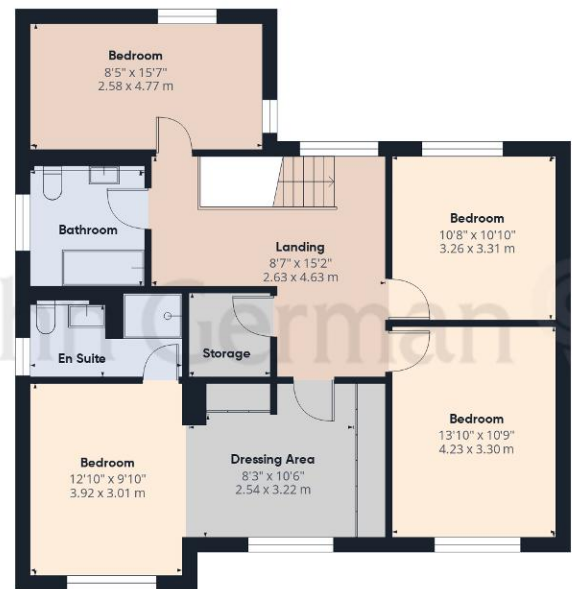
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.
Property construction: Traditional
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre
See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: Amber Valley Borough Council / Tax Band G
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/23062025

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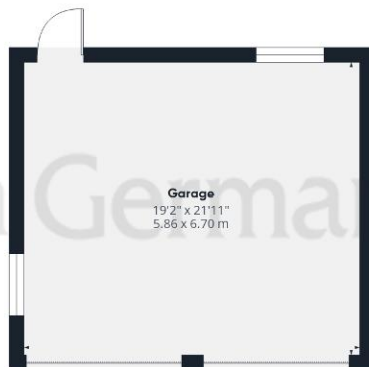




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2398 ft²

223 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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