

Quarndon Heights

Allestree, Derby, DE22 2XN

John German





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£650,000

Spectacular home, plenty of wow factor created by clever modern design, ground floor living spaces include open plan living, great for entertaining, this is definitely a party house, but unlike many modern homes there are private spaces including a study and a separate snug tucked out of the way.

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Spectacular home, plenty of wow factor created by clever modern design, ground floor living spaces include open plan living, great for entertaining, this is definitely a party house, but unlike many modern homes there are private spaces including a study and a separate snug tucked out of the way. The house also boasts four excellent double bedrooms with a stunning ensuite master bedroom as well as an en-suite guest bedroom. High end fittings throughout.

Quarndon Heights is a premium location set off Kedleston Road in the highly regarded and vibrant suburb of Allestree which is particularly popular with families. A full range of great amenities are all in walking distance including lovely countryside walks (Markeaton Stones circular walk is located on the opposite side of the Kedleston Road) and an impressive range of shops both on Blenheim Drive but also at Park Farm Centre where there are also great leisure and health care facilities. Markeaton Park, Allestree Park and Kedleston Hall are close by with Derby University also accessible on foot. There is a regular bus service into the City Centre and beyond plus excellent transport links.

To describe the property in more detail starting at the main entrance which has spectacular double height windows in front of a spacious galleried entrance hall with stairs rising to the first floor with understairs storage and Amtico flooring. Leading off is a stylish ground floor guest WC with luxury high end fittings including a large moulded washbasin sat on a vanity wash stand with storage beneath and a WC.

The main living accommodation is located to the rear of the house and comprises an open fitted kitchen area with breakfast bar, range cooker, integrated dishwasher, central island, and space for an American style fridge freezer. Velux skylights extend through to the dining area with French doors opening onto the rear garden.

The lounge is also open plan and a good sized square room with double aspect windows and a modern log burning stove.

The utility room is located on the opposite side of the kitchen and doubles as a boot room with hanging space for coats, fitted units, a stainless steel sink, space for stackable appliances, a wall mounted combination boiler plus an entrance door opening into the side courtyard.

The private spaces include a front facing study and a rear facing and cosy snug.

On the first floor a galleried landing leads to the bedrooms and family bathroom which is fitted with a luxury four piece suite with a stunning slipper bath, corner shower, vanity washbasin and WC.

The master bedroom has double aspect windows, fitted wardrobes and an ensuite shower room fitted with a double walk in shower, washbasin sat on a large vanity washstand with storage beneath and a separate WC. The guest bedroom also features an ensuite shower room with vanity washbasin, WC and shower enclosure. Bedroom three is a lovely double room with a walk-in wardrobe whilst bedroom four is also a good size single room which could take double a bed if needed.

Outside the property sits in a slightly elevated position behind a raised herbaceous front garden. An electric up and over vehicular door at the side of the house leads to the drive through carport beyond which is a block paved courtyard providing further secure parking and access to the detached double garage with an electric vehicular door. Stairs lead to a fantastic loft room above the garage that is fully plastered and has a carpet, electric heating and Velux skylights.

The rear garden is fully enclosed, beautifully landscaped and low maintenance with extensive paved seating areas, interspersed ornamental borders, perfect for entertaining while ornamental trees provide good privacy and shelter the garden from prevailing winds.

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:

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: Derby City Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/06112025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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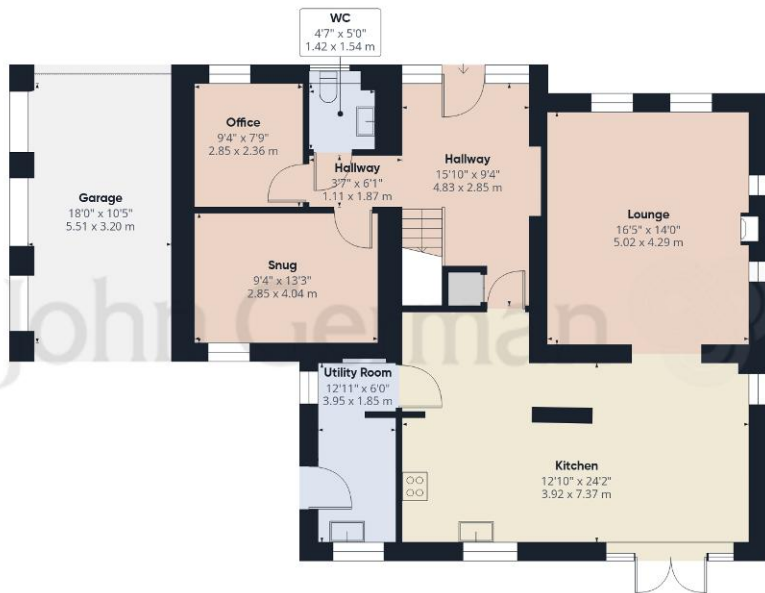




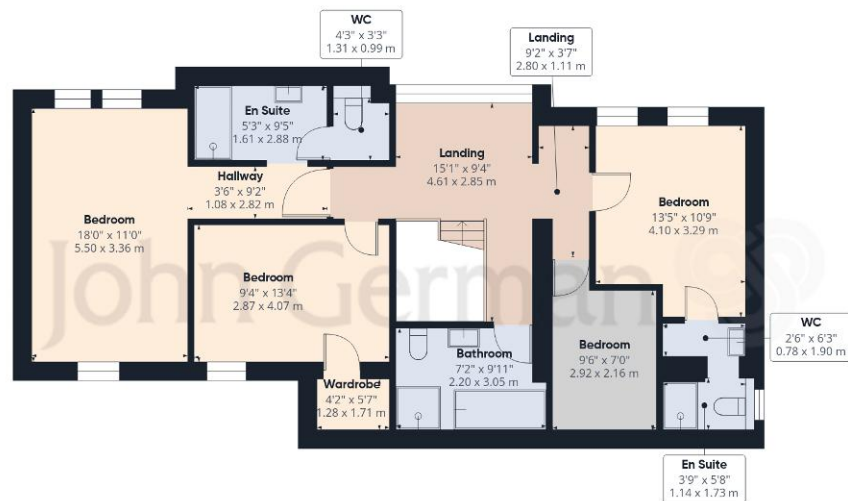


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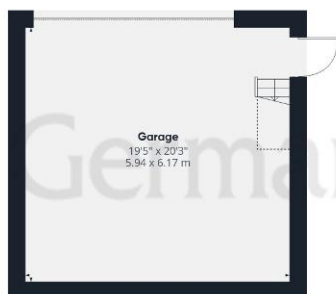




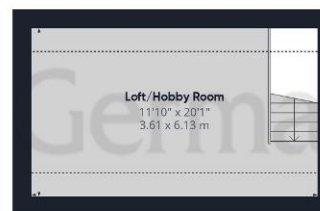
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

2789 ft²

258.9 m²

Reduced headroom

69 ft²

6.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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