



228 Burley Lane, Quarndon, Derby, Derbyshire, DE22 5JS

£1,750 Per Calendar



A stunning double fronted chocolate box cottage located in this affluent and highly desirable Ecclesbourne catchment located village.



This beautiful property has been refurbished to the highest of specifications and is now available for the first time.

The professional redevelopment provides brand new UPVC double glazed windows, the front of which being sash style, newly installed kitchen with fully integrated appliances, luxurious four piece bathroom and three spacious bedrooms.

Externally, there is a neat foregarden and pathway leading to the front door and rear garden which is of low maintenance design featuring a well with a glazed top creating a superb seating area. There is street parking surrounding the cottage.

The cottage occupies a centre of village position, opposite the church hall neighbouring the church and primary school. Within Quarndon is the popular Joiners Arms public house and restaurant along with cricket club and beautiful countryside walks to Duffield, Allestree park and to the nearby National Trust Kedleston Hall.

The neighbouring villages of Allestree and Duffield provide all typically required day to day amenities and services. The noteworthy Ecclesbourne secondary school is a short distance away in Duffield.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Entering the property through an attractive glazed composite door with quality Amtico style flooring continuing throughout the entire ground floor, open plan access into:

LIVING DINING KITCHEN

KITCHEN

10'10" x 8'3" (3.30m x 2.51m)

Beautifully appointed with an excellent range of cupboards and drawers with matching ink blue doors and complimenting quartz work surfaces, splash backs and sill, stainless steel sink and drainer, integrated electric oven and microwave, induction hob with extractor fan over, integrated fridge, freezer, dishwasher and washing machine, UPVC double glazed window overlooks the rear garden, inset ceiling spotlights.

LIVING DINING AREA

With ample space for furniture, front facing UPVC double glazed sash style window, side door, stairs lead to the first floor with useful storage cupboard beneath, inset ceiling spotlights and gas central heating radiator.

LOUNGE

20'02" x 9'11" (6.15m x 3.02m)

A spacious living room, naturally lighted by a front facing UPVC double glazed sash style window and rear bi-folding doors leading to the rear patio, inset ceiling spotlights and radiator.

FIRST FLOOR

LANDING

Passaged with independent access to all first floor rooms, inset ceiling spotlights and built in cupboard housing the combination boiler providing domestic hot water and gas central heating.

BEDROOM ONE

11'5" x 10'11" (3.48m x 3.33m)

A spacious double bedroom with front facing UPVC double glazed sash style window, radiator.

BEDROOM TWO

11'5" x 10' (3.48m x 3.05m)

A second double bedroom also with a front facing UPVC double glazed sash style window, built in cupboard and radiator.

BEDROOM THREE

9'10" x 7'10" (3.00m x 2.39m)

A very generous third bedroom featuring a Velux window and rear facing UPVC double glazed window overlooking the garden, inset ceiling spotlights and radiator.

BATHROOM

8'2" x 8' (2.49m x 2.44m)

Luxuriously appointed with a quality four piece suite comprising a deep bath, wash basin and WC fitted into a vanity unit with cupboard and a separate shower cubicle with mains over head shower, tall towel radiator, UPVC double glazed window, Velux window and extractor fan.

OUTSIDE

There is a neat foregarden and pathway leading to the front door and rear garden which is of low maintenance design featuring a well with a glazed top creating a superb seating area. There is street parking surrounding the cottage.

COUNCIL TAX BAND D

PLEASE NOTE:

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

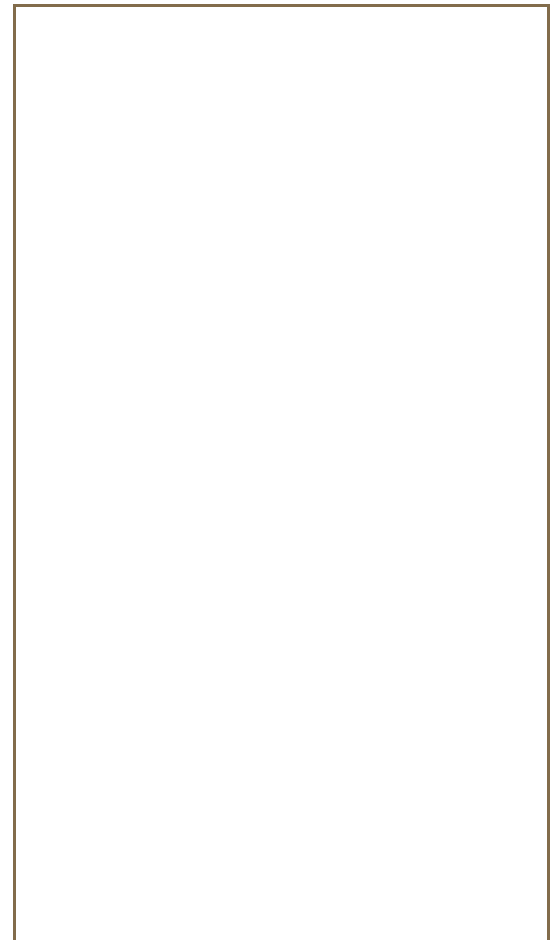
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- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

Area Map



Floor Plans



Energy Efficiency Graph

