



## 16 Woodlands Lane, Quarndon, Derby, DE22 5JU

**£750,000**



A four bedroom detached residence, generously proportioned with south westerly facing garden and views.





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## DIRECTIONS

Approaching Quarndon from Kedleston Road in Allestree, proceed up the hill passing the Joiners Arms public house, shortly after the church and primary school, turn right onto Woodlands Lane where the property will be found a short distance on the right.

This superbly located and positioned family home is within the Ecclesbourne school catchment in nearby Duffield and has a reputable village primary school.

The property is well presented throughout and offers excellent potential for layout reconfiguration and improvement.

The gas centrally heated and UPVC double glazed accommodation comprises, porch, hallway, large lounge leading into a sitting room/study and conservatory, a separate dining room adjoins the kitchen, there is also a utility/cloakroom. To the first floor is the main bedroom with fitted wardrobes and ensuite, two further double bedrooms, generous fourth single room and main bathroom.

Externally, the property sits centrally on a level plot having a good frontage providing vehicle parking and leading to a double garage. The rear garden is highly private with patio and lawn enjoying a superb south westerly aspect and an open aspect beyond. There is also a side storage area with shed.

Quarndon is an aspirational village location with reputable primary school, church, cricket club and popular public house and restaurant. In the neighbouring villages of Allestree and Duffield there are a host of amenities and shopping facilities. The Ecclesbourne secondary school and sixth form is also found in Duffield just two miles away. Derby city centre is within easy reach as is the National Trust Kedleston Hall estate, numerous golf clubs, M1 and East Midlands Airport.

## ACCOMMODATION

### GROUND FLOOR

#### HALLWAY

A spacious formal hallway having an open tread staircase to the first floor and open storage/display area beneath, access to all principle ground floor rooms, central heating radiators.

#### LOUNGE

21'10" x 12'4" (6.65m x 3.76m)

A large family sized reception room leading into a dining room and conservatory to rear, wide stone fireplace with inset gas fire, shelving and display recesses, media connections, radiators.

#### SITTING ROOM

12'3" x 8'10" (3.73m x 2.69m)

With ample space for further lounge furniture or use as a study, front facing UPVC double glazed window, radiator.

## CONSERVATORY

13' x 12'7" (3.96m x 3.84m)

A spacious addition of brick base construction with UPVC double glazed windows and French doors leading to a patio area, attractive roof with fan light, tiled floor, electric heater and power sockets.

## DINING ROOM

11' x 10' (3.35m x 3.05m)

A further separate reception room with UPVC double glazed window overlooking the garden, ample space for dining furniture, radiator.

## KITCHEN

15'8" x 8'8" (4.78m x 2.64m)

A well appointed kitchen having a plentiful range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled splashback, stainless steel sink and drainer, integrated appliances include a double electric oven and microwave, electric hob work extractor fan over and dishwasher, fitted breakfast bar, tiled floor, main UPVC

double glazed window overlooking the garden with views beyond, additional side window and door, radiator.

## CLOAKROOM WC/UTILITY ROOM

A multi-functional room having plumbing and space for a washing machine, cloaks cupboard, low level WC and wash basin, UPVC double glazed window and radiator.

## FIRST FLOOR

### LANDING

From the hallway, a dog-leg open tread staircase rises to the landing area passing a tall UPVC double glazed window allowing for plenty of natural light, loft access and built-in boiler cupboard.

### BEDROOM ONE

15'3" x 12' (4.65m x 3.66m)

A spacious bedroom having fitted wardrobes, dressing table, bedside cabinets and overbed cupboards, radiator and a rear facing UPVC double glazed window offers a delightful westerly aspect.





### EN-SUITE

6'4" x 5'1" (1.93m x 1.55m)

Appointed with a shower cubicle with mains shower over, a wash basin and WC are neatly fitted into a vanity unit with drawers and counter top, tiled floor and walls, UPVC double glazed window, electric shaver point, chrome towel radiator.

### BEDROOM TWO

12'5" x 11' (3.78m x 3.35m)

A second spacious bedroom also with a rear facing UPVC double glazed window offering a delightful westerly aspect, ample space for bedroom furniture, radiator.

### BEDROOM THREE

12'4" x 10'8" (3.76m x 3.25m)

A third double bedroom although currently being used a dressing room having fitted wardrobes, open hanging rail and shelving, front facing UPVC double glazed window and radiator.

### BEDROOM FOUR

11'1" x 6'11" (3.38m x 2.11m)

The fourth bedroom is a generous single enjoy the fine rear facing aspect as bedrooms one and two, UPVC double glazed window, radiator.

### BATHROOM

7'11" x 6'4" (2.41m x 1.93m)

Appointed with a panelled bath and handheld shower over, a wash basin and WC are again neatly fitted into an 'L' shaped vanity unit with drawers and counter top, tiled walls, vinyl flooring, UPVC double glazed window and towel radiator.

### OUTSIDE

Externally, the property sits centrally on a level plot having a substantial frontage providing parking for up to 6 vehicles and leading to a double garage. The rear garden is highly private with patio and lawn enjoying a stunning, south westerly aspect and an open



aspect beyond. There is also a side storage area with shed.

### **DOUBLE GARAGE**

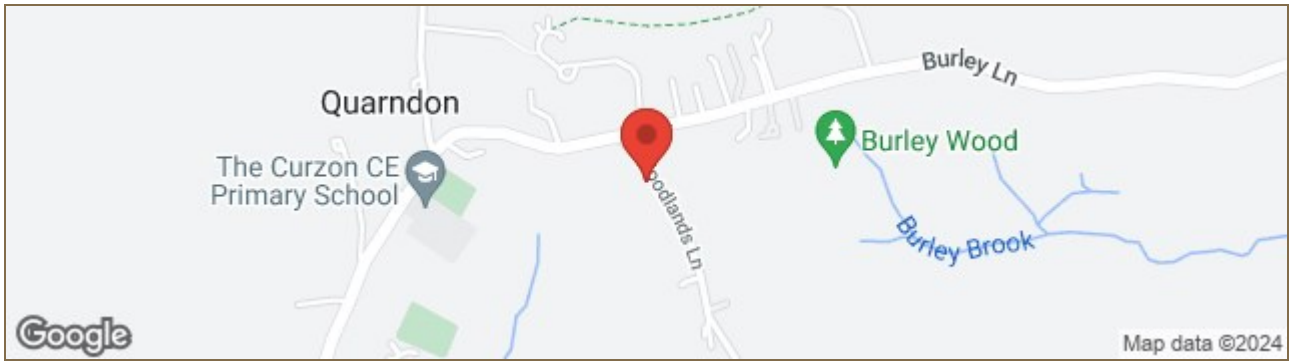
16'2" x 16'1" (4.93m x 4.90m)

Twin up and over doors, personal rear door, loft space, power and light.

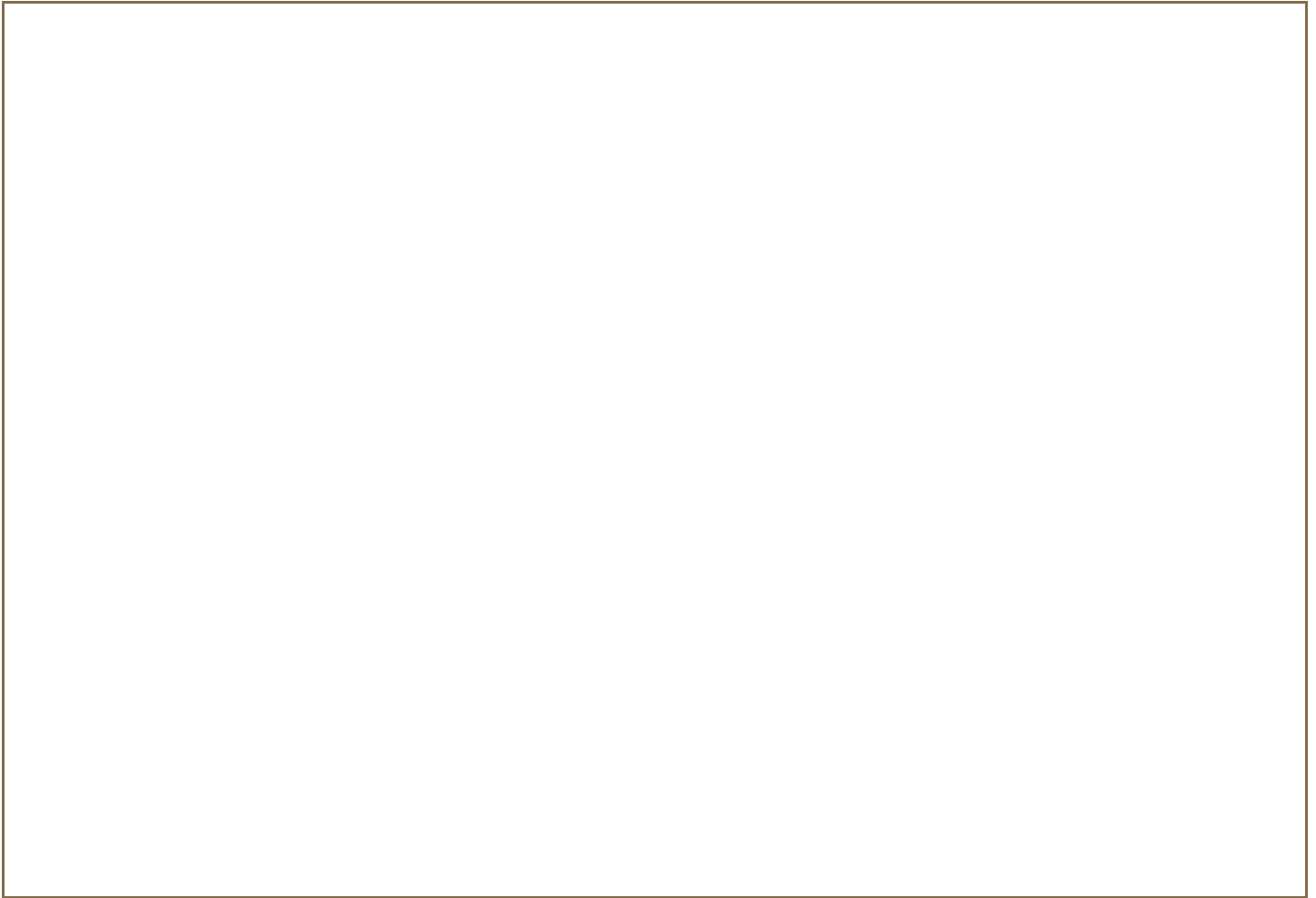




## Road Map



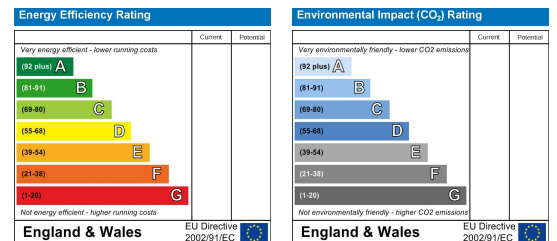
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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