



Oak Cottage, 14 The Common, Quarndon, Derby, DE22 5JY

£679,950

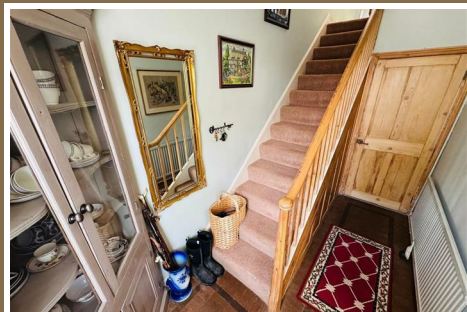


Situated within the heart of the highly sought after village of Quarndon, this is a beautifully appointed five bed roomed detached cottage which dates back to the 1830's.



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DIRECTIONS

Leave Derby city centre along the A6 Duffield Road and proceed in the direction of Duffield. After passing through Allestree turn left onto Burley Lane and continue up the hill into the centre of the village. Turn right onto The Common where the property is situated on the right hand side.

The current vendors have spent considerable time and effort in the presentation of this charming family home which has a wealth of original features including fireplaces, beams and windows. Internally the well appointed accommodation briefly comprises an entrance hall with staircase leading to the first floor, formal lounge with views over the front elevation and a large dining room with patio doors leading to the rear garden, as well as access to the cellar and ground floor cloakroom. The family kitchen with gas Aga is a beautiful feature of the property and is the focal point of the home with access to the rear garden. There is a rear lobby with access to the utility room and personal door to the garage. To the first floor are five bedrooms, one with access to a toilet/wash hand basin and the property boasts a family bathroom with freestanding claw foot bath and separate shower cubicle.

Outside the property benefits from a generous lawned garden to the rear which is well established with a wealth of well stocked borders, mature trees and lawned area. the

whole garden is overlooked by a large paved patio area ideal for entertaining. To the front elevation there is a further garden area and driveway with access to the garage.

The property is situated within the beautiful village of Quarndon which is approximately three miles north of the vibrant city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre. The village has a cricket ground, the noted Joiners Arms public house and includes the benefit of being within the noted Ecclesbourne School catchment area and within walking distance of the Curzon Church of England School. Superb golf courses can be found in Duffield and Kedleston and the property has ease of access to the A38, A50 and A52 giving onward travel to the M1 corridor.

Period properties in this highly desirable residential location rarely become available for sale and viewing is recommended at the earliest opportunity.

ACCOMMODATION

Entering the property through double opening wooden French doors into:

PORCH

Wooden porch with glazed windows overlooking the front elevation and inner glazed door to:

HALL

Spacious entrance hall with staircase leading to the first floor, tiled floor and radiator.

LOUNGE

15'8" x 12'7" (4.78m x 3.84m)

(Measurement taken to the centre of the bay window)

The formal lounge, located at the front of the property has a walk in window with wood panelling overlooking the front elevation. The room benefits from a feature fireplace with inset log burning stove set beneath a stone mantle, TV point and double radiator.

DINING ROOM/SITTING ROOM

10'11" x 17' (3.33m x 5.18m)

This large, versatile space is used by the current vendors as both an additional sitting room and dining area. The large room has patio doors leading to the rear elevation and there is a feature fireplace with log burning stove set upon a tiled hearth with stone mantle. Access through wooden latch doors to:

CELLAR

Which has steps leading down to a storage area with power and light.

This dining room/sitting room also gives access to:

GROUND FLOOR CLOAKROOM

6'9" x 5'2" (2.06m x 1.57m)

(Maximum measurement to both parts)
Upon entering the room there is an area set aside for coat hanging space with the electricity meter and then there is open access to the cloakroom with low level WC, wash hand basin, extractor fan and radiator.

DINING KITCHEN

18'3" x 11'2" (5.56m x 3.40m)

The focal point to the property is the cosy, farmhouse style dining kitchen which is located at the rear of the property with views over the gardens. The room has a range of work surface/preparation areas, wall and base cupboards and there is a gas Aga situated beneath a decorative alcove at the far side of the room. The room has a Belfast sink beneath a window overlooking the rear elevation and there is space for a dishwasher, space for a freestanding American style fridge



freezer and ample space for farmhouse style table all beneath decorative beams which are a particular feature of the room. There are several windows overlooking the rear of the property, stable door and access to:

REAR LOBBY

With personal door to garage and:

UTILITY ROOM

7'5" x 5'11" (2.26m x 1.80m)

With a wash hand basin with tap, space for washing machine, space for tumble dryer and boiler providing domestic hot water and central heating.

TO THE FIRST FLOOR

LANDING

With large storage cupboard.

BEDROOM ONE

14'5" x 11' (4.39m x 3.35m)

With window overlooking the rear elevation, radiator and decorative feature fireplace.

BEDROOM TWO

9'2" x 10'6" (2.79m x 3.20m)

With window overlooking the front elevation, radiator and access to a:

TOILET

With wash hand basin.

ACCESS THROUGH BEDROOM TWO INTO BEDROOM THREE

BEDROOM THREE

10'5" x 8'4" (3.18m x 2.54m)

With window to the front elevation and radiator.

BEDROOM FOUR

11' x 7'2" (3.35m x 2.18m)

With window to the rear elevation and radiator.

BEDROOM FIVE

10' x 8'1" (3.05m x 2.46m)

With window to the rear elevation, polished wooden floor and radiator.



FAMILY BATHROOM

8'8" x 7'2" (2.64m x 2.18m)

With a low level WC, pedestal wash hand basin and Victorian style freestanding bath with shower attachment over. The room benefits further from a separate shower cubicle with glazed screen and there is a window and heated towel rail/radiator.

OUTSIDE

Outside the property benefits from a delightful garden to the rear which is accessed from both the dining room and kitchen. The garden is complemented by a large paved patio area which is ideal for entertaining and has access to a brick built outside toilet. A gate leads to an excellent garden which is laid to lawn with a range of well stocked borders and mature trees. To the very bottom of the garden there is a further patio area to enjoy different views of the gardens.

To the front elevation the house benefits from a driveway, further garden and access to:

GARAGE

15'9"x 7'8" (4.80mx 2.34m)

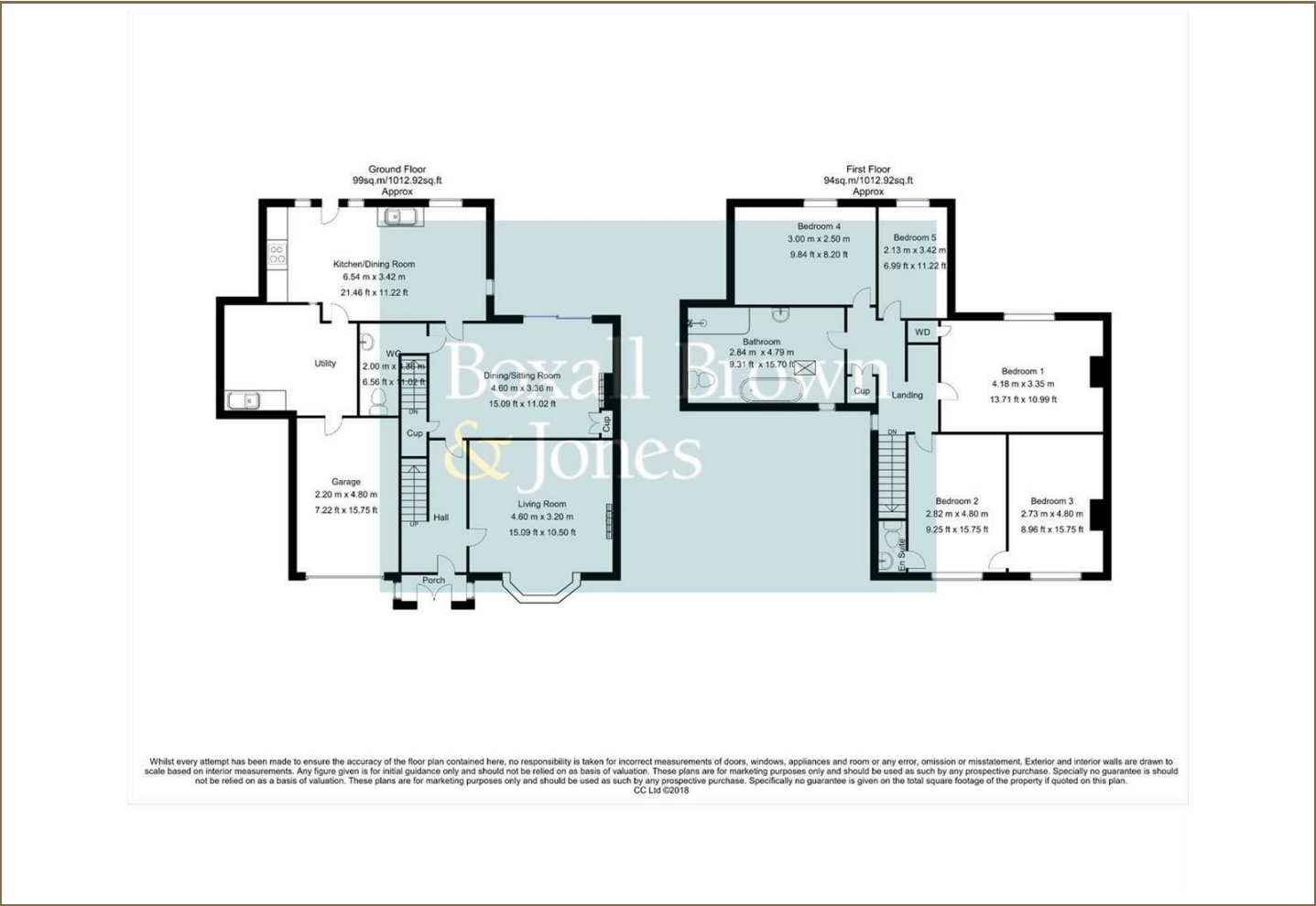
With up and over door, power and light.



Road Map



Floor Plan

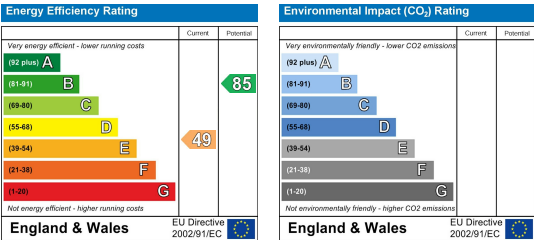


Viewing

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

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Energy Efficiency Graph



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Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk