



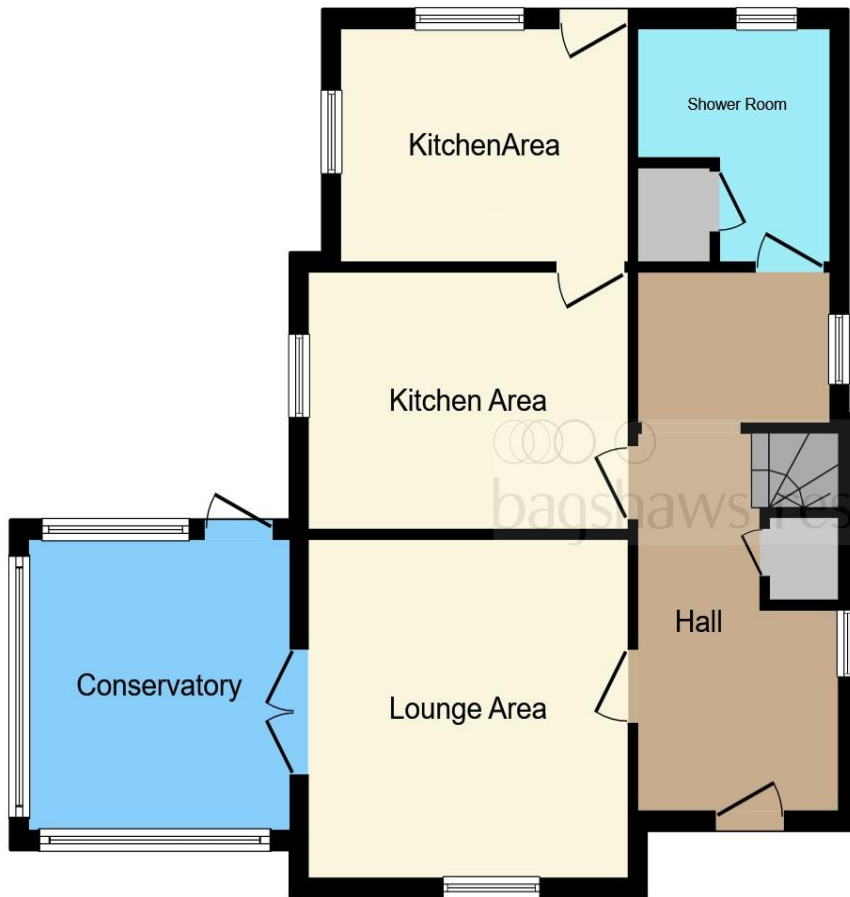
**Park Nook Cottage The Common, Quarndon Derby DE22 5LD**

**welcome to**

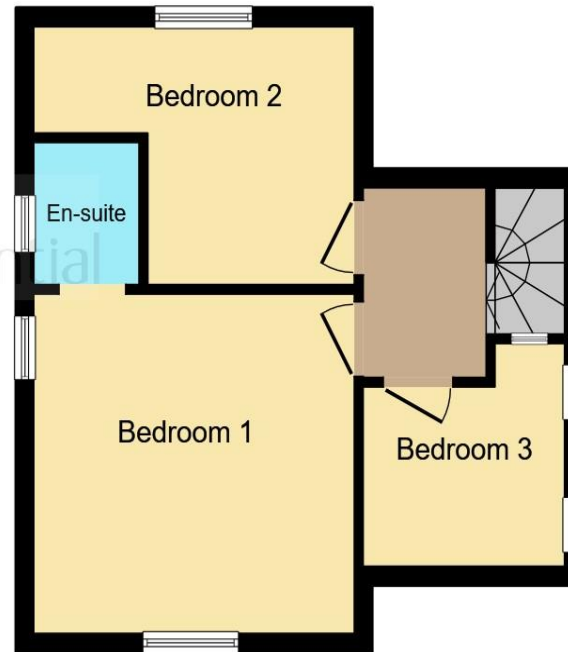
**Park Nook Cottage The Common, Quarndon Derby**

FOR SALE BY AUCTION. A rare opportunity to be the owner of this charming chocolate box cottage in one of the most sought after parts of the Derby area, in Quarndon village. Sitting on a great plot, this detached home offers three reception rooms, three bedrooms, garage and driveway.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Living Room**

12' 11" x 12' 11" ( 3.94m x 3.94m )

**Conservatory**

10' x 9' ( 3.05m x 2.74m )

**Dining Room**

13' x 8' 11" ( 3.96m x 2.72m )

**Kitchen**

12' 5" x 9' 1" ( 3.78m x 2.77m )

**Shower Room**

**Bedroom One**

12' 11" x 12' 11" ( 3.94m x 3.94m )

**En Suite Cloakroom**

**Bedroom Two**

13' x 8' 11" ( 3.96m x 2.72m )

**Bedroom Three**

7' 10" x 7' 9" ( 2.39m x 2.36m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Park Nook Cottage The Common, Quarndon Derby

- AUCTION DATE: 17/12/2024
- Detached Three Bedroom Period Cottage
- Three Reception Rooms
- Garage and Driveway
- Mature Woodland Plot

Tenure: Freehold EPC Rating: E

guide price

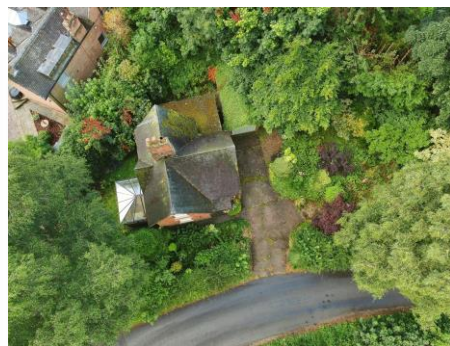
# £400,000

FOR SALE VIA THE MIDLANDS AUCTION CENTRE IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS TUESDAY 17TH DECEMBER 2024 AT 9.00AM AT THE DE VERE GRAND CONNAUGHT ROOMS, 61-65 GREAT QUEEN STREET, COVENT GARDENS, LONDON WC2B 5DA. YOU CAN ALSO REGISTER FOR ONLINE BIDDING.

A rare opportunity to be the owner of this charming chocolate box cottage in one of the most sought after parts of the Derby area, in Quarndon village. This home was once part of the Kedleston Estate and dates back to the early 20th Century. The cottage is brick-build with slate roof and also boasts a detached garage and substantial mature woodland plot. The property offers many character features in keeping with the history of the cottage including wood beams and picture rails. The plot lends the house to possible extension subject to planning and has the scope to enjoy a wonderful garden with some clearance and landscaping.

The cottage briefly comprises; entrance hall, front reception room leading to the conservatory, dining room leading to the kitchen, storage under the stairs, three bedrooms with an en suite cloakroom off the largest room. Externally is the detached garage and brick-store. Viewing is highly recommended to appreciate this opportunity.

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY119811](https://www.bagshawsresidential.co.uk/Property/DBY119811)



Property Ref:  
DBY119811 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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