



Quarndon View, Allestree Derby DE22 2XJ

welcome to

Quarndon View, Allestree Derby

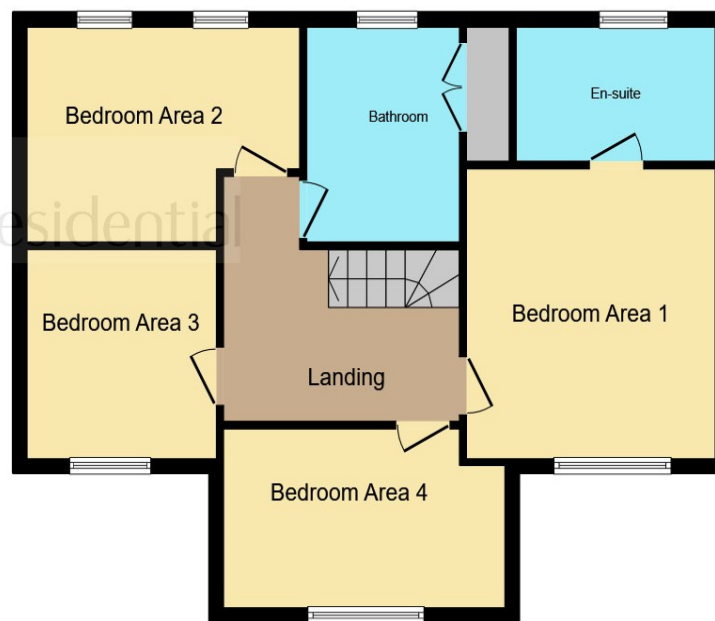
Stylish 4-Bed Family Home in a Desirable residential location with schools, transport links, and village atmosphere

This freehold home in Council Tax Band F is an ideal forever home for a growing family.





Ground Floor



First Floor

Lounge

22' 6" Apx x 11' 9" Apx (6.86m Apx x 3.58m Apx)

Dining Room

9' 7" Apx x 11' 3" Apx (2.92m Apx x 3.43m Apx)

Kitchen Diner

20' 4" Apx x 23' Apx (6.20m Apx x 7.01m Apx)

Study

5' 5" Apx x 9' 7" Apx (1.65m Apx x 2.92m Apx)

Utility Room

5' 7" Apx x 9' 8" Apx (1.70m Apx x 2.95m Apx)

Bedroom One

12' 9" Apx x 11' 9" Apx (3.89m Apx x 3.58m Apx)

Ensuite

6' Apx x 9' 5" Apx (1.83m Apx x 2.87m Apx)

Bedroom Two

9' 6" Apx x 13' 3" Apx (2.90m Apx x 4.04m Apx)

Bedroom Three

9' 3" Apx x 9' 11" Apx (2.82m Apx x 3.02m Apx)

Bedroom Four

8' Apx x 13' 5" Apx (2.44m Apx x 4.09m Apx)

Family Bathroom

9' 6" Apx x 7' 3" Apx (2.90m Apx x 2.21m Apx)

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

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- Four good-sized bedrooms, including a master with modern ensuite
- Bright and spacious lounge plus a separate dining room
- Contemporary fitted kitchen/diner with garden access
- Additional study and utility room for flexible living
- Modern family bathroom with quality finishes

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: F

offers in the region of

£615,000



This beautifully presented 4-bedroom detached home is set within a highly sought-after residential area, offering spacious living and a welcoming family feel. The ground floor opens with a bright hall leading to a generous lounge, dining room, study, and utility room, along with a modern fitted kitchen/diner that flows seamlessly into the garden, perfect for entertaining. Upstairs, a spacious landing leads to four well-proportioned bedrooms, including a master with a stylish ensuite, and a modern family bathroom. The property has been tastefully decorated throughout, combining comfort with a clean, contemporary style, and is ready to move straight into. Outside, the driveway provides ample parking, while the location offers a village atmosphere with excellent local schools, a friendly community, and strong transport links, including a convenient bus service. This freehold home in Council Tax Band F is an ideal forever home for a growing family.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY121009 - 0003

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