



4 Bed House - Detached

8 Montpelier, Quarndon, Derby DE22 5JW

£2,600 Per Calendar Month



4



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Beautifully Presented Detached Property
- Ecclesbourne School Catchment Area
- Delightful Views
- EPC C Rating
- Living Kitchen/Dining Room
- Four Bedrooms, Fitted Family Bathroom
- Mature Private Gardens
- Driveway & Double Garage
- Excellent Cul-de-Sac Location
- Available 1st July 2024

ECCLESBOURNE SCHOOL CATCHMENT AREA – Highly appealing four bedroom detached property with private garden enjoying fine views to rear, located in this extremely sought-after cul-de-sac location within Quarndon Village.

The Location

The house is situated in the very sought after village of Quarndon, some three miles north of Derby City centre and has a cricket ground and Joiners Arms public house. It has the benefit of a noted primary school (The Curzon Church of England) and is in the catchment area for the noted Ecclesbourne School in Duffield.

The popular village of Duffield lies approximately 2 miles north and has a wide range of amenities including a selection of shops and railway service. There is also a wide range of shops in Allestree, which is nearby.

Local recreational facilities include golf courses at Allestree, Duffield and Kedleston and the famous old market town of Ashbourne lies approximately 13 miles to the west and is known as the gateway to the Peak District National Park.

The Accommodation

Ground Floor

Porch

With entrance door, double glazed windows and glazed door opening into entrance hall.

Entrance Hall

With radiator, split-level staircase leading to first floor and under-stairs storage cupboard.

Cloakroom

In white with low level WC, pedestal wash handbasin, tiled splash-back, radiator and internal door with chrome fittings.

Lounge

20'0" x 11'6" (6.11 x 3.52)

With featured log burning stove, two radiators, coving to ceiling, far-reaching views, three double glazed windows and internal door with chrome fittings.

Living Kitchen/Dining Room

21'9" x 10'6" (6.65 x 3.21)

Dining Area

With tiled flooring, spotlights to ceiling, radiator, double glazed window, far-reaching views and open space leading into kitchen area.

Kitchen Area

With inset stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with granite worktops, built-in four ring gas hob with extractor hood, built-in electric fan assisted oven, integrated dishwasher, integrated fridge, integrated freezer, matching tiled flooring, radiator, spotlights to ceiling, double glazed window, far-reaching views and open space leading into utility area.

Utility Area

With matching tiled flooring, plumbing for automatic washing machine, boiler, tiled splash-back, worktop and side access door.

First Floor

Landing

With radiator, coving to ceiling, access to roof space, two double glazed windows and far-reaching views.

Bedroom One

13'6" x 11'5" (4.14 x 3.50)

With radiator, coving to ceiling, far-reaching views, double glazed window and internal door with chrome fittings.

Bedroom Two

11'6" x 10'5" (3.53 x 3.20)

With radiator, coving to ceiling, far-reaching views, double glazed window and internal door with chrome fittings.

Bedroom Three

11'5" x 10'5" (3.50 x 3.19)

With radiator, coving to ceiling, far-reaching views, double glazed window and internal door with chrome fittings.

Bedroom Four

11'6" x 5'9" (3.51 x 1.77)

With radiator, coving to ceiling, far-reaching views, double glazed window and internal door with chrome fittings.

Family Bathroom

8'11" x 6'11" (2.73 x 2.11)

With bath, fitted washbasin, low level WC, separate shower cubicle with shower, tiled splash-backs, heated chrome towel rail/radiator, shaver point, double glazed window and internal door with chrome fittings.

Front Garden

The property is set back from the pavement edge behind a lawned fore-garden with a varied selection of shrubs and plants.

Rear Garden

Being of a major asset to this property is its private rear garden enjoying fine views to the rear. The garden is laid to lawn with a varied selection of shrubs, plants and paved patio. With OUTSTANDING & FAR REACHING views beyond making a very private and extremely enjoyable place to relax and enjoy the views.

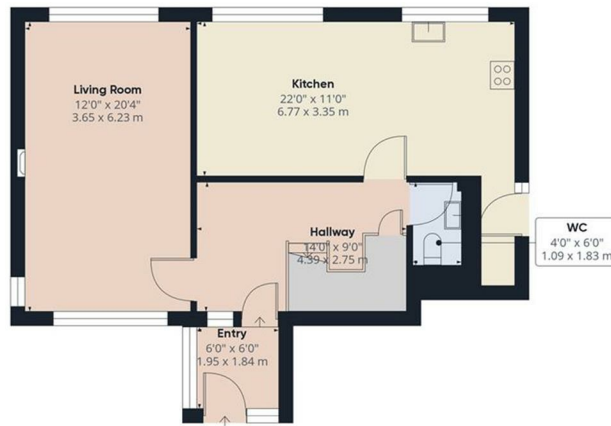
Driveway

A tarmac driveway provides car standing spaces.

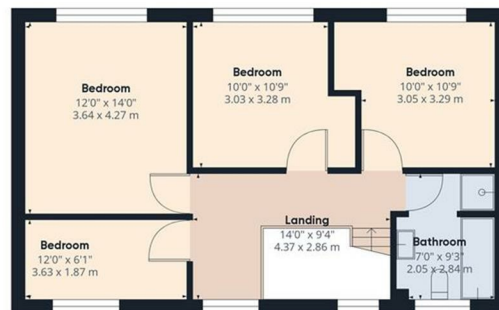
Double Garage

Council Tax - G

Amber Valley



Floor 0



Floor 1

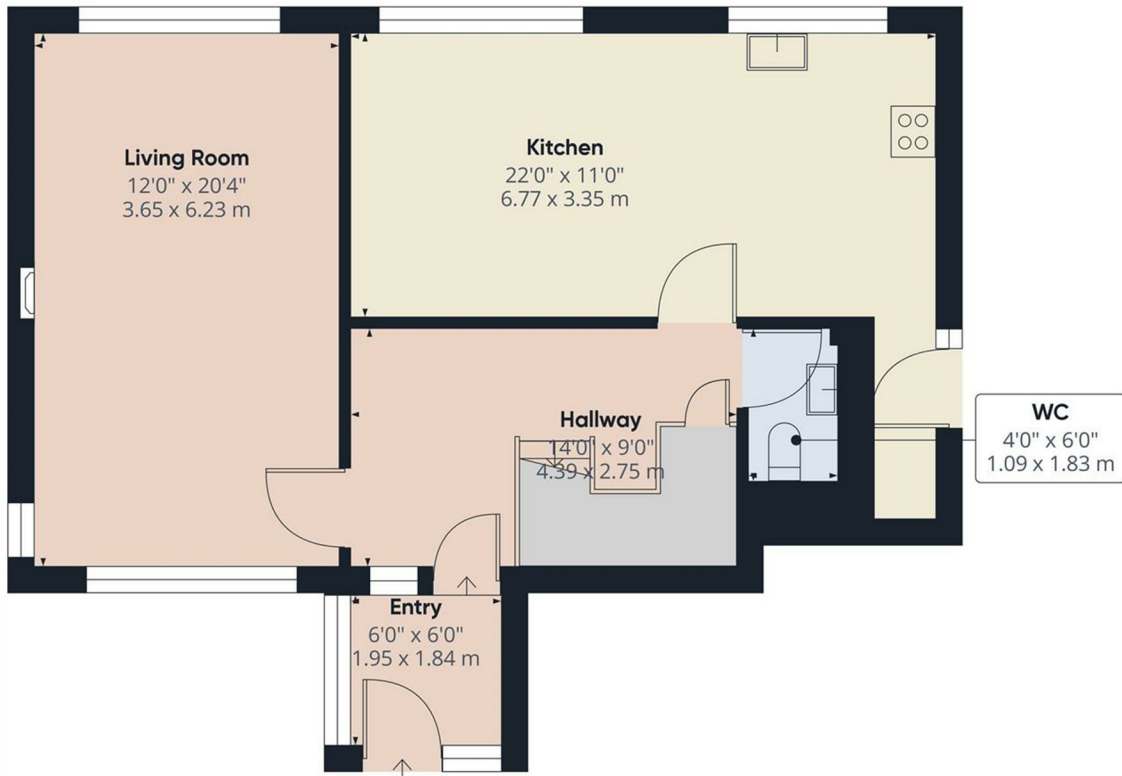
Approximate total area[®]
1375.2 ft²
127.76 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0

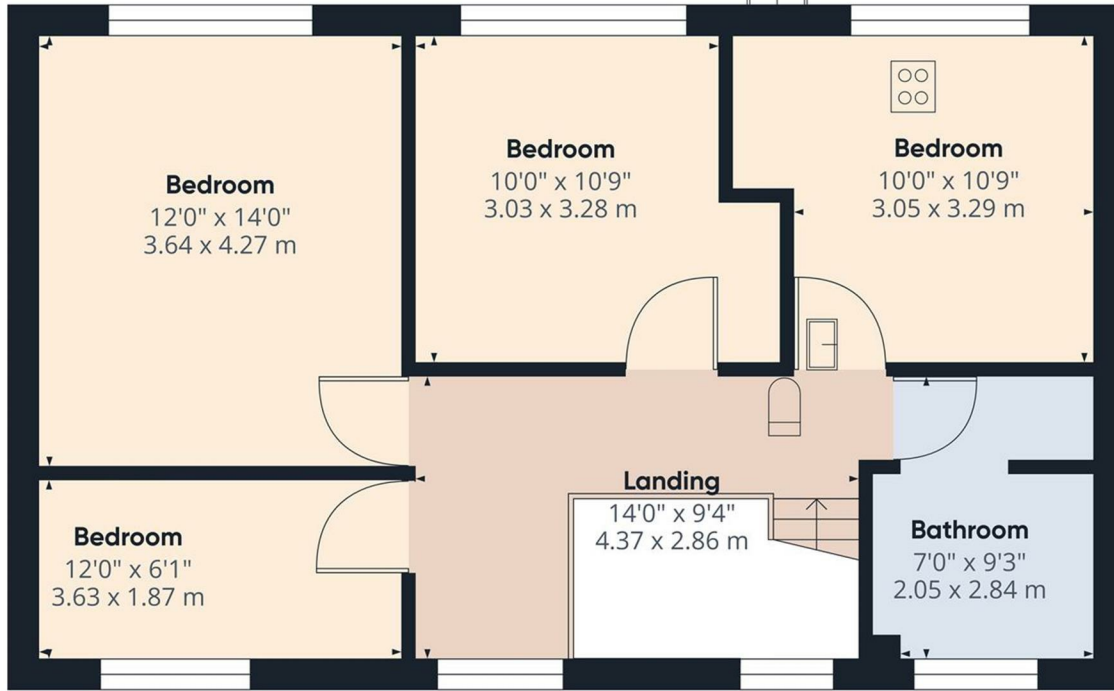
Approximate total area⁽¹⁾
 727.53 ft²
 67.59 m²

(1) Excluding balconies and terraces

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Approximate total area¹⁾
 647.66 ft²
 60.17 m²

(1) Excluding balconies and terraces

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Floor 1

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	71	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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