



3 Bed House - Detached

3 Woodlands Lane, Quarndon, Derby DE22 5JU

Offers Around £699,950 Freehold



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**Fletcher
& Company**

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- Family Detached Property
- Ecclesbourne School Catchment Area
- Potential to Extend
- Sitting Room & Snug/Study
- Fitted Kitchen & Dining/Family Room
- Three Bedrooms, Fitted Family Bathroom
- Private Mature Gardens
- Double-width Driveway
- Integral Garage
- Boarded Roof Space/Hobby Room

ECCLESBOURNE SCHOOL CATCHMENT AREA – A family three bedroom detached property with private garden occupying a very sought after position within Quarndon and close to Allestree Park.

Offers excellent potential to be extended if desired – subject to planning permission.

The Location

The property is situated in the very sought after village of Quarndon, some three miles north of Derby City centre and has a cricket ground and noted 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. Golf courses at Duffield and Kedleston.

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

5'11" x 5'11" (1.82 x 1.81)

With double glazed entrance door with stained glass with leaded finish, two matching side double glazed windows, tiled flooring, spotlights to ceiling and internal glazed door giving access to the entrance hall.

Entrance Hall

13'0" x 6'3" (3.98 x 1.92)

With radiator, cove to ceiling and split-level staircase leading to first floor.

Cloakroom

6'3" x 5'5" (1.91 x 1.66)

With wc, wash basin, radiator, built-in under-stairs storage cupboard, double glazed obscure window and internal panelled door.

Sitting Room

17'5" x 11'9" (5.33 x 3.59)

With feature fireplace with inset living flame gas fire and raised hearth, radiator, double glazed window with aspect to front, double glazed slide open patio doors opening to conservatory and internal panelled door.



Conservatory

9'6" x 9'6" (2.92 x 2.92)

With oak effect laminated flooring with electric underfloor heating, spotlights, double glazed windows and double glazed French doors opening onto raised patio and a private rear garden.



Snug/Study

10'6" x 9'10" (3.21 x 3.01)

With radiator, double glazed window with aspect to front and internal panelled door.



Dining/Family Room

14'2" x 8'6" (4.33 x 2.61)

With spotlights to ceiling, radiator, double glazed window to rear, open square archway leading into fitted kitchen and double glazed French doors opening onto raised patio and private rear garden.



Fitted Kitchen

10'7" x 9'11" (3.24 x 3.04)

With inset single Silestone sink with Grohe chrome mixer tap, base units with drawer cupboard fronts, wall and base fitted units with matching Silestone worktops and built-in Siemens induction hob with stainless steel extractor hood over and glass splash-back, built-in Siemens electric fan assisted oven, built-in Siemens combination microwave oven, integrated Miele fridge, space for washing machine, integrated Siemens dishwasher, Karndean flooring, radiator, spotlights to ceiling, concealed worktop lights, built-in wine rack, double glazed window overlooking private rear garden and internal panelled door.



Side Entrance

8'9" x 2'10" (2.68 x 0.88)

With quarry tiled flooring, double glazed side access door and integral door giving access to garage.

First Floor

Landing

With large double glazed window overlooking private rear garden and solid wood ladder giving access to useful boarded roof space/hobby room.

Bedroom One

17'5" x 11'10" (5.32 x 3.62)

Enjoying a dual aspect, fitted wardrobes, two radiators, double glazed window with aspect to front, double glazed window with aspect over private rear garden and internal panelled door.



Bedroom Two

10'10" x 9'10" (3.32 x 3.02)

With radiator, double glazed window with aspect to front and internal panelled door.



Bedroom Three

9'4" x 7'11" (2.86 x 2.42)

With radiator, double glazed window with aspect to front and internal panelled door.



Family Bathroom

10'5" x 9'0" (3.18 x 2.75)

With bath with mixer tap/hand shower attachment, pedestal wash hand basin, bidet, low level wc with polished wood seat, separate shower cubicle with chrome shower, tiled splash-backs, Amtico flooring, spotlights to ceiling, extractor fan, built-in storage cupboard acting as an airing cupboard, with radiator, additional heated chrome towel rail/radiator, two double glazed obscure windows to the rear and internal panelled door.



Roof Space

25'1" x 8'0" (7.67 x 2.46)

Boarded, insulated, light, two double glazed windows to rear and storage into eaves.

Front Garden

The property is nicely set back from Woodlands Lane behind a lawned fore-garden with a selection of shrubs, hedgerow and attractive tree.

Rear Garden

Being of major asset and sale to this property is its private (not directly overlooked) sunny, well stocked enclosed rear garden, mainly laid to lawn with a varied selection of shrubs, plants, trees and a patio providing a pleasant sitting out entertaining space. There is a further patio area towards to bottom of the garden with timber shed.



Side Access

Driveway

A double-width driveway provides car standing spaces for approximately four/five cars.

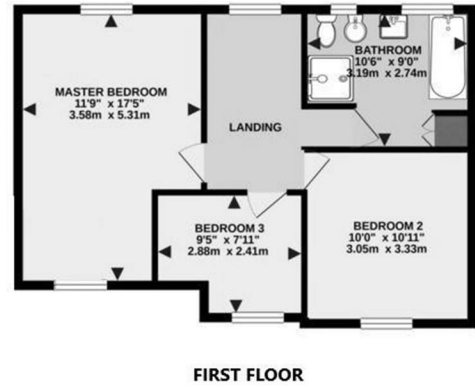
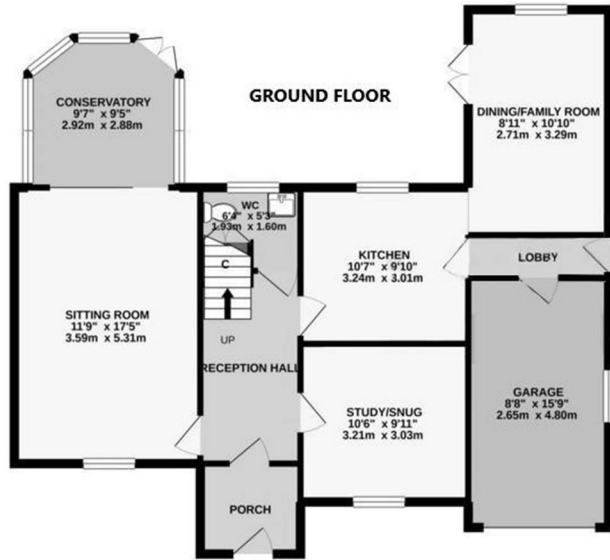
Integral Garage

15'8" x 8'10" (4.80 x 2.70)

With concrete floor, power, light, Ideal Boiler fitted 2023 (see vendor for further details) integral door giving access to the property, gas meter, electric consumer unit and electric up and over front door.

Council Tax - F

Amber Valley



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		71
(39-54) E	59	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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