



5 Bed House - Detached

156b Burley Lane, Quarndon, Derby DE22 5JS

Price £850,000 Freehold



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**Fletcher
& Company**

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- Family Detached Property
- Ecclesbourne School Catchment Area
- Two Reception Rooms
- Kitchen/Dinner, Utility
- Five Bedrooms & Three Bathrooms
- Private Mature Gardens
- Large Driveway & Double Garage
- Impressive Workshop
- Set Well Back – Private Driveway
- No Through Traffic – Great Location

ECCLESBOURNE SCHOOL CATCHMENT AREA – This is a fabulous and extremely desirable location within the village of Quarndon, situated on a private drive off Burley lane with no through traffic.

Located within Ecclesbourne School catchment area, this five bedroom detached home has a generous garden plot and has potential to be extended subject to planning permission.

(The private driveway has a total of just five detached homes.)

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. Golf courses at Duffield and Kedleston.

Accommodation

Ground Floor

Pillared Storm Porch

With two matching stone pillars and double opening solid mahogany panelled doors opening into porch.

Porch

With tiled flooring and internal half glazed doors opening into entrance hall.

Entrance Hall

16'8" x 8'8" (5.10 x 2.66)

With attractive polished herringbone style solid block wood floor, radiator, double glazed window and split-level staircase.

L-Shaped Lounge/Dining Room

21'0" x 25'8" x 10'11" x 9'8" (6.41 x 7.84 x 3.35 x 2.97)

Lounge Area

With feature fireplace with surrounds with inset living flame gas fire and raised hearth, coving to ceiling, two radiators, two double glazed windows both having fitted blinds with pleasant aspect to front, double glazed sliding patio doors with fitted blind with access to side, exposed brickwork and open space leading into dining area.



Dining Area

With radiator, coving to ceiling and double glazed window with fitted blind enjoying a pleasant private aspect across the rear garden.



Sitting Room

12'2" x 12'5" (3.71m x 3.78m)

With radiator, coving to ceiling, double glazed window with fitted blind with pleasant aspect to front and internal panelled door.



Bedroom Five

12'3" x 10'3" (3.73m x 3.12m)

With a good range of fitted wardrobes providing good storage, radiator, double glazed window with fitted blind with pleasant aspect across rear garden and internal panelled door.



Shower Room

8'3" x 5'8" (2.54 x 1.73)

With separate double shower cubicle with shower, fitted washbasin with fitted base cupboard underneath, low level WC, fully tiled walls, radiator, storage cupboards, double glazed window and internal panelled door.



Kitchen/Diner

14'2" x 10'6" (4.32m x 3.20m)

With single sink with chrome mixer tap, base units with drawer and cupboard fronts, fully tiled, wall and base fitted units with granite worktops, built-in induction hob with stainless steel extractor hood over, built-in double electric fan assisted oven, radiator, dishwasher included, double glazed window with fitted blind with pleasant aspect over private rear garden, wine rack, spotlights to ceiling and half glazed internal door.



Utility

7'0" x 5'5" (2.13m x 1.65m)

With single sink with mixer tap, wall and base units with matching worktops, fully tiled, plumbing for automatic washing machine, space for tumble dryer, double glazed window with fitted blind and double glazed door giving access to private garden.

First Floor

Landing

With radiator and built-in cupboard housing the hot water cylinder.

Bedroom One

15'2" x 14'11" (4.64 x 4.57)

With a good range of fitted wardrobes providing good storage, radiator, double glazed window with fitted blind overlooking private rear garden and internal panelled door.



En-suite Bathroom

10'7" x 6'2" (3.24 x 1.88)

With jacuzzi corner bath with shower and shower screen doors, bidet, low level WC, fitted washbasin with fitted base cupboard, fully tiled walls, a good range of storage cupboards, mirror, shaver point, radiator, double glazed window with fitted blind and internal panelled door.



Bedroom Two

12'2" x 11'5" (3.71m x 3.48m)

With fitted wardrobe providing good storage, radiator, double glazed window with fitted blind with pleasant outlook to front and internal panelled door.



Bedroom Three

14'11" x 12'7" (4.55m x 3.84m)

With a good range of fitted wardrobes providing good storage, radiator, double glazed window with fitted blind with pleasant outlook to front and internal panelled door.



Bedroom Four

9'1" x 7'2" (2.78 x 2.20)

With fitted wardrobes, laminated flooring, radiator, double glazed window with fitted blind with pleasant outlook to front and internal panelled door.



Family Bathroom

9'7" x 5'8" (2.93 x 1.73)

With jacuzzi style bath with shower over, bidet, low level WC, fitted washbasin with fitted base cupboard, fully tiled walls, shaver point, radiator, double glazed window and internal panelled door.



Front Garden

The property is set back by an attractive landscaped lawned fore-garden with neatly-kept hedges and attractive trees complemented by a raised rockery with natural stone walling.



Circular Driveway

A lovely tarmac circular driveway provides car standing spaces for several vehicles and provides an excellent in and out system and also leads to the double integral garage.

Double Integral Garage

17'9" x 15'1" (5.42 x 4.60)

With concrete floor, power and lighting, electric up and over front door and rear door giving access to workshop.

Workshop

14'11" x 10'1" (4.56 x 3.09)

An excellent workshop with fitted wall and base storage cupboards, worktops, radiator, power, lighting, boiler, two double glazed windows and double glazed door giving access to private garden.



Rear Garden

Being of a major asset and sale to this particular property is its lovely, private rear garden enjoying a delightful woodland backdrop. The gardens are beautifully maintained, laid to lawn with a varied selection of shrubs, plants and hedgerow. An attractive patio/terraced area provides a pleasant sitting out and entertaining space complemented by a greenhouse and useful outside store.



Side Garden

To the right-hand side of the property is a paved garden with brick walling and coal/wood bunker.



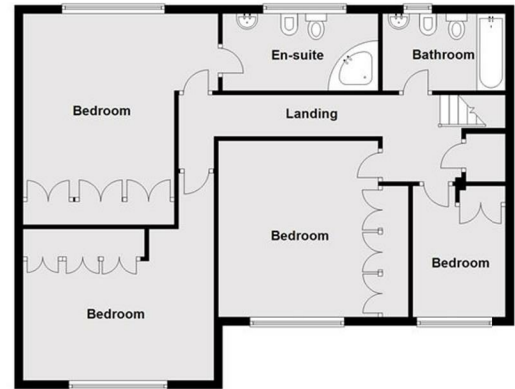
Council Tax - G
Amber Valley



Ground Floor



First Floor



Total area: approx. 239.5 sq. metres (2577.9 sq. feet)

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>		
	72	79
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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