



### 3 Bed House - Detached

18 Woodlands Lane, Quarndon, Derby DE22 5JU  
Offers Around £735,000 Freehold



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- Highly Appealing Detached Property
- Ecclesbourne School Catchment Area
- Beautiful Countryside Views
- Lounge & Family Room
- Kitchen & Conservatory
- Three Double Bedrooms
- En-Suite & Family Bathroom
- Private South-Westerly Facing Garden
- Driveway & Double Garage
- Sought-After Village Location

ECCLESBOURNE SCHOOL CATCHMENT AREA – A highly appealing, three double bedroom detached property with private garden and double garage situated in a delightful position adjoining and enjoying views over open countryside, towards Quarndon Church and beyond, in this highly desirable residential location.

The accommodation offers entrance hall, cloakroom, lounge, family room, dining room, conservatory, kitchen, first floor landing, three double bedrooms, dressing room/potential bedroom four, ensuite and family bathroom.

To the rear of the property is a manageable, private level south-westerly facing garden laid to lawn with a varied selection of shrubs, plants and trees backing directly onto open fields and countryside.

A block paved driveway provides car standing spaces for several cars and leads to a double garage.

#### 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.

#### Accommodation

##### Ground Floor

##### Entrance Hall

10'6" x 8'6" (3.22 x 2.60)

With panelled entrance door with side double glazed window, coving to ceiling, two radiators, under-stairs storage cupboard and split-level staircase leading to first floor.

### Cloakroom

7'4" x 5'11" (2.25 x 1.81)

With low level WC, washbasin, fitted storage, coats cupboard, central heating boiler and internal door.

### Lounge

21'10" x 12'4" (6.66 x 3.78)

With fireplace with inset living flame gas fire, coving to ceiling, two radiators, double glazed window with aspect to front, double glazed sliding patio doors opening onto paved patio and private rear garden, far-reaching countryside views and internal door.



### Dining Room

10'10" x 9'11" (3.32 x 3.03)

With radiator, coving to ceiling, internal bi-folding doors opening into lounge, sealed unit double glazed bi-folding doors opening into conservatory and countryside views.



### Sun Room

9'10" x 9'1" (3.01 x 2.78)

With radiator, double glazed windows and double glazed French doors opening onto private garden with far-reaching countryside views.



## Kitchen

15'6" x 8'8" (4.74 x 2.66)

With one and a half sink unit with mixer tap, wall and base fitted units with matching worktops, built-in Neff five ring gas hob with concealed extractor hood, built-in double electric fan assisted oven, integrated fridge, plumbing for dishwasher, tiled flooring, radiator, double glazed window to rear overlooking garden, far-reaching countryside views and internal glazed door.



## Family Room

18'8" x 10'2" (5.69 x 3.12)

With fireplace with gas fire, coving to ceiling, radiator, double glazed sliding patio door opening onto private garden, far-reaching countryside views to rear and glazed door giving access to side porch.



## Side Porch

With glazed entrance door.

## First Floor

### Landing

With double glazed window to front, built-in cupboard housing the hot water cylinder also providing storage with shelving and access to roof space.

### Bedroom One

15'1" x 11'10" (4.62 x 3.63)

With coving to ceiling, radiator, double glazed window with countryside views to rear and internal door.



### Dressing Room/Potential Bedroom Four

8'9" x 6'10" (2.68 x 2.10)

With fitted wardrobes, radiator, coving to ceiling, double glazed window, internal bi-folding doors opening into bedroom one and far-reaching countryside views.



### En-Suite

6'5" x 5'2" (1.97 x 1.58)

With separate shower cubicle with shower, fitted washbasin, low level WC, tiled splash-backs, coving to ceiling, radiator and double glazed obscure window to front.



### Bedroom Two

12'2" x 10'7" (3.71 x 3.23)

With fitted wardrobes, radiator and double glazed window with aspect to front.



### Bedroom Three

12'4" x 10'11" (3.77 x 3.33)

With fitted wardrobes, radiator and double glazed window to rear with far-reaching countryside views.



### Family Bathroom

7'11" x 6'5" (2.42 x 1.96)

With bath, pedestal wash handbasin, low level WC, tiled splash-backs, radiator and double glazed obscure window to front.



### Front Garden

The property is set well back from Woodlands Lane behind a deep fore-garden with a varied selection of shrubs, plants and trees.

### Rear Garden

Being of a major asset and sale to this particular property is its manageable, private rear garden backing onto open fields and countryside enjoying a warm south-westerly aspect. The garden is laid to lawn with paved patio and a varied selection of shrubs, plants and trees.



### Driveway

A block paved driveway provides car standing spaces for three/four cars.



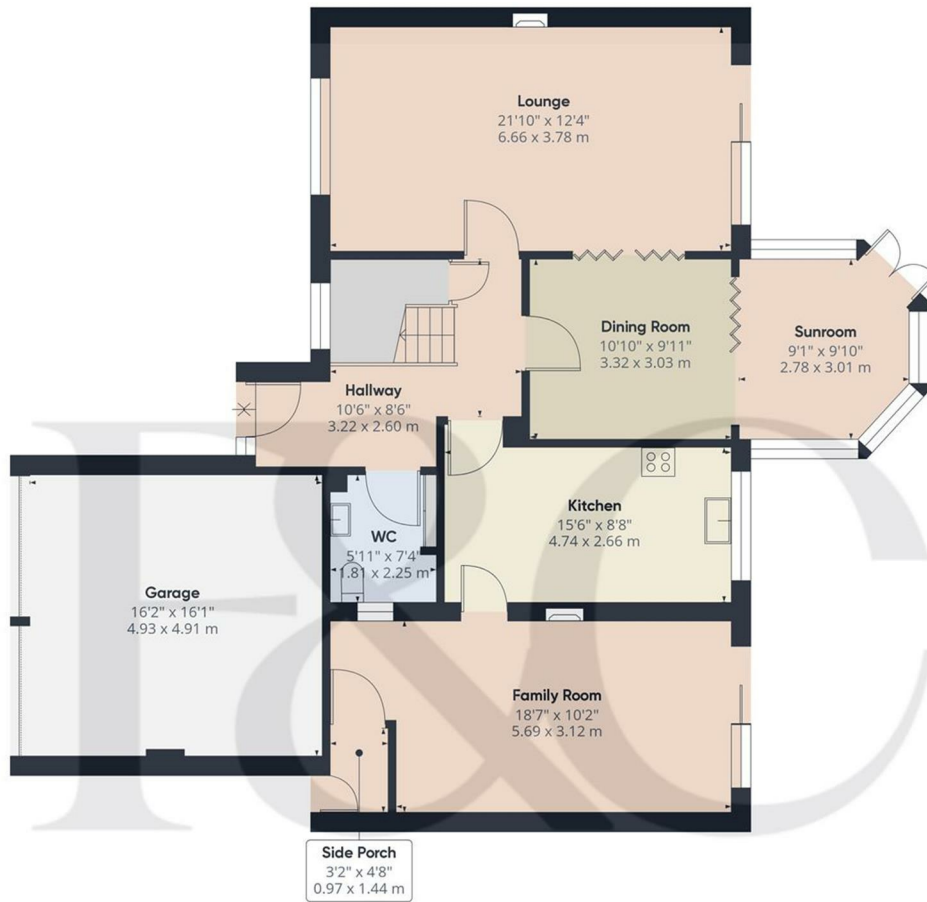
### Attached Double Garage

16'2" x 16'1" (4.93 x 4.91)

### Council Tax Band - G

Amber Valley





Floor 0

**Approximate total area<sup>(1)</sup>**  
1281.24 ft<sup>2</sup>  
119.03 m<sup>2</sup>

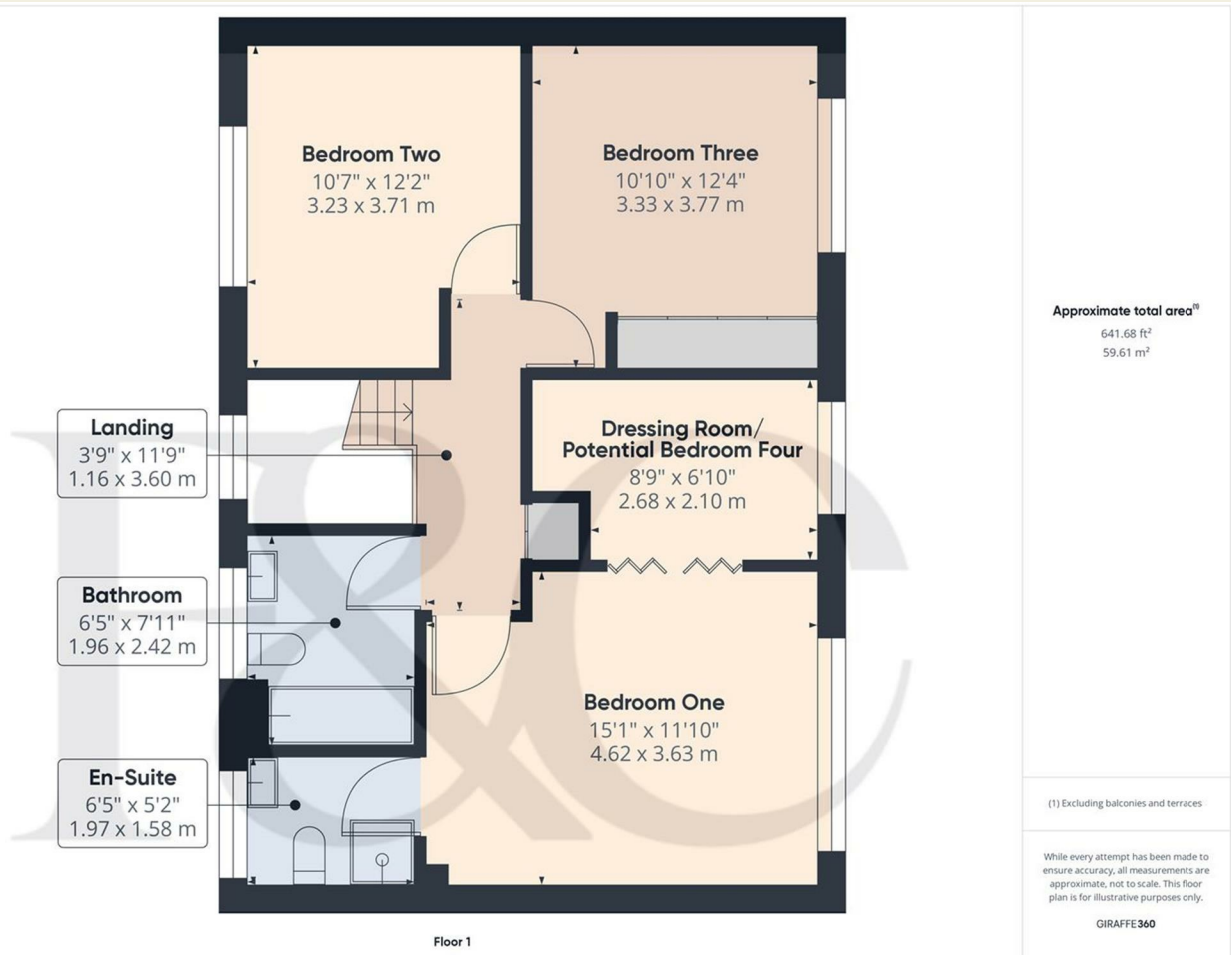
(1) Excluding balconies and terraces

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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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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

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