



4 Bed House - Detached

Cedar House, 21a The Common, Quarndon DE22 5JY
£2,050 Per Calendar Month



4



3



2



E

Fletcher
& Company

www.fletcherandcompany.co.uk

- Charming Detached Property
- Ecclesbourne School Catchment Area
- Delightful Countryside Views
- Gas Central Heating & Double Glazing
- Lounge, Dining Room, Conservatory
- Kitchen/Dining Room, Utility & Cloakroom
- Four Bedrooms, En-Suite & Family Bathroom
- Private Sunny Gardens
- Large Driveway, Double Detached Garage
- Available Early July 2024

ECCLESBOURNE SCHOOL CATCHMENT AREA – A charming four bedroom, en-suite, detached property enjoying delightful countryside views to the rear and benefitting from a private rear garden with large driveway and double garage, located in a very sought after position within Quarndon village.

The property is un-furnished and is available Early July 2024.

The gas central heating and double glazing living accommodation briefly consists on the ground floor, porch, entrance hall with staircase to the first floor, cloakroom, lounge, dining room, conservatory, kitchen/dining room and utility room. The first floor landing leads to four bedrooms, en-suite and a family bathroom.

The property enjoys a private sunny west facing rear garden backing onto beautiful open countryside.

A large tarmac driveway provides car standing space for approximately 4/5 cars leading to a double detached garage with electric door.

* Available from 1st July 2024 * EPC Rating E * Council Tax Band G * Holding Deposit £473 * Security Deposit £2365 (including Holding Deposit)

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 an excellent primary school (The Curzon Church of England) and is in the catchment area for The Ecclesbourne School in Duffield (The highly rated secondary school in the East Midlands, rated by The Sunday Times). The popular village of Duffield lies approximately 2 miles north and has a wide range of amenities. Golf courses at Allestree, 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

With double opening entrance door, matching double glazed window, inset door mat and glazed door giving access to:

Entrance Hall

15'2" x 8'10" (4.63 x 2.70)

Having staircase leading to the first floor, understairs storage, radiator and laminated flooring.



Cloakroom

6'6" x 3'10" (2.00 x 1.17)

Fitted with WC, wash hand basin, tiled splashbacks, tiled flooring, radiator, double glazed window and internal panelled door.



Lounge

21'1" x 12'0" (6.44 x 3.66)

Having display fireplace, radiator, two double glazed windows with aspect to front, coving to ceiling and double glazed French doors opening onto private rear garden.



Dining Room

11'9" x 10'9" (3.60 x 3.30)

Having radiator, coving to ceiling, double glazed French doors opening into the conservatory, featured internal glazed multipaned window and internal panelled door.



Conservatory

12'0" x 11'8" (3.68 x 3.58)

Having tiled flooring, radiator, double glazed windows, delightful countryside views and double glazed French doors opening onto the private rear garden.



Kitchen/Dining Room

18'2" x 16'8" (5.55 x 5.09)

With 1 1/2 stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splashbacks, wall and base fitted units with matching worktops, built in four ring gas hob, built in double electric fan assisted oven, integrated dishwasher, tiled flooring, wine rack, two wall mounted china display cabinets, integrated fridge, radiator, two double glazed windows, delightful countryside views, side double glazed access door and double glazed French doors opening onto the private rear garden.



Utility Room

6'9" x 6'2" (2.08 x 1.90)

Having single stainless steel sink unit with hot and cold tap, fitted base cupboard, plumbing for automatic washing machine, space for tumble dryer, Worcester boiler, two double glazed windows and tiled floor.



FIRST FLOOR

Landing

Having radiator, access to roof space, built in cupboard housing the hot water cylinder and double glazed window to the front.

Bedroom One

14'9" x 10'11" (4.50 x 3.34)

Having radiator, double glazed window, delightful countryside views and internal panelled door.



En-Suite

8'8" x 2'9" (2.65 x 0.86)

Fitted with separate shower cubicle with shower, pedestal wash hand basin, low level WC, fully tiled walls, tiled flooring, double glazed window and sliding internal panelled door.



Bedroom Two

13'5" into wardrobes x 12'0" (4.09 into wardrobes x 3.67)

Having fitted wardrobes, radiator, double glazed window, delightful countryside views and internal panelled door.



Bedroom Three

12'3" x 9'3" (3.75 x 2.82)

With radiator, double glazed window, delightful countryside views and internal panelled door.



Bedroom Four

12'0" x 7'3" (3.67 x 2.22)

With fitted wardrobe, radiator, two double glazed windows to the front and internal panelled door.



Family Bathroom

8'9" x 5'7" (2.68 x 1.71)

Fitted with bath and shower over with shower screen door, pedestal wash hand basin, low level WC, wall mounted fitted mirrored medicine cabinet, heated chrome towel rail/radiator, fully tiled walls, tiled flooring, double glazed obscure window and internal panelled door.



OUTSIDE



Front Garden

The property is nicely set back behind a lawned foregarden with hedge.

Rear Garden

Being of a major asset to this property, is it's private sunny west facing garden backing onto beautiful open countryside. The garden is laid to lawn with well stocked flower beds, shrubs, trees and raised patio providing a pleasant sitting out and entertaining space.



Driveway

A double width tarmac driveway provides car standing spaces for approximately 4/5 cars.

Detached Double Garage

17'4" x 16'8" (5.30 x 5.09)

With concrete flooring, power, lighting, double glazed windows, side access door and electric up and over front door.



Our Fees

Our Fees - The Tenant Fee Act 2019

From 1st June 2019 letting agents in England will only be able to take permitted payments from tenants. Permitted payments as defined under the legislation only include the following:

1. The rent.
2. Refundable tenancy deposit – capped at no more than five week's rent where the annual rent is less than £50,000 or 6 weeks' where the total rent is £50,000 or above.
3. Refundable holding deposit – capped at no more than one week's rent.
4. Payments to change the tenancy – where requested by the tenant capped at £50 inc VAT (or reasonable costs if higher).
5. Payments associated with early termination of the tenancy – where requested by the tenant.

This must not exceed the financial loss that a landlord may suffer, or reasonable costs that

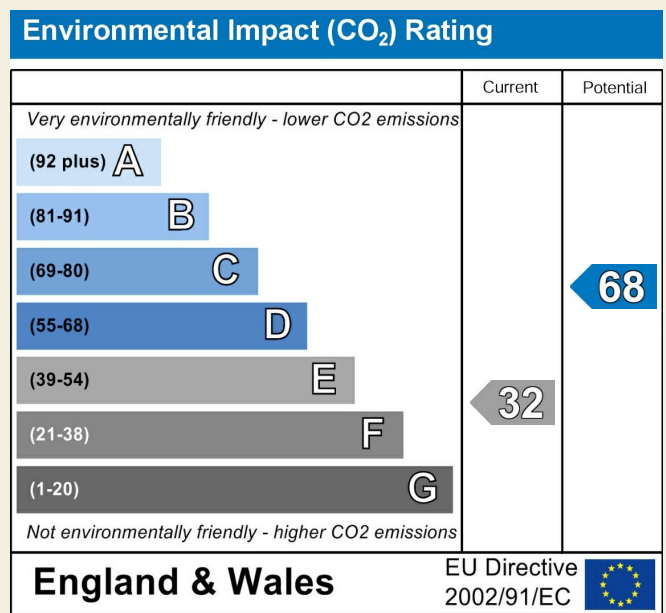
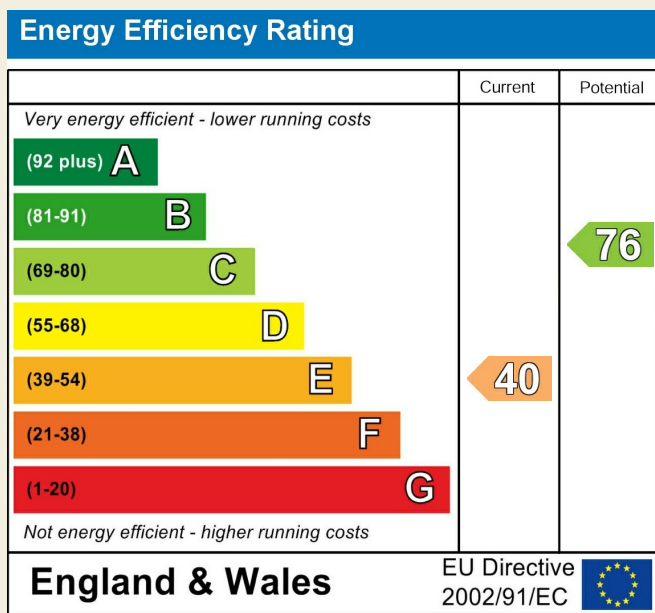
have been incurred by the landlord's agent resulting from an agreement for the tenant to leave early.

6. Payments for utilities, communication services, TV licence and Council Tax.

7. Default fee for late payment of rent and replacement of lost key/security devices, where required, under a tenancy agreement – default fees can only apply when this has been written into the tenancy agreement and covers late payment of rent, a lost key or security device. The amount of default fee is limited to 3% over the Bank of England base rate for each date that the payment is outstanding and applies to rent which is more than 14 days overdue.

NAEA PROPERTYMARK PROTECTED
MEMBERSHIP No M0045927

MEMBERS OF THE PROPERTY OMBUDSMAN
WEBSITE FOR OMBUDSMAN : www/tpos.co.uk



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.