



## 3 Bed Cottage

Vine Cottages, 57 Church Road, Quarndon, Derby DE22 5JB  
£1,400 Per Calendar Month



**Fletcher**  
& Company

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- Charming End Cottage - Gardener Included
- Ecclesbourne School Catchment Area
- Countryside Views
- Lounge
- Living Kitchen/Dining Room
- Three Bedrooms
- En-suite & Bathroom
- Superb Location
- Brick Outbuilding/Home Office
- Car Parking

A charming three bedroom end cottage located in Quarndon Village with countryside views and with easy access to Kedleston and Allestree Park. Ecclesbourne School Catchment Area.

Gardener Included

\*Available early August 2024

#### 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 Allestree, Duffield and Kedleston.

#### The Accommodation

##### Ground Floor

##### Entrance Hall

8'11" x 4'6" (2.74 x 1.38)

With entrance door with chrome fittings, radiator, double glazed window and tiled flooring.

##### Lounge

15'11" x 15'10" (4.87 x 4.83)

With attractive oak effect laminate flooring, beam to ceiling, 2 radiators, delightful countryside views, 2 double glazed windows, staircase leading to first floor and internal pine paneled door.





## Living Kitchen/Dining Room

16'1" x 14'6" x 9'9" x 6'6" overall (4.91 x 4.42 x 2.98 x 2.00 overall)



## Dining Area

With matching tiled flooring, radiator, double glazed window and open space leading into kitchen area.



## Kitchen Area

With Belfast style sink and period style chrome mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with solid wood worktops, Range cooker, plumbing for dishwasher, space for fridge/freezer, spotlights to ceiling, matching tiled flooring, window and half glazed door giving access to utility.



## Utility

7'6" x 4'6" (2.30 x 1.38)

With matching tiled flooring, plumbing for automatic washing machine, space for tumble dryer, double glazed window and double glazed door giving access to garden.

## Cloakroom

4'6" x 2'7" (1.38 x 0.81)

With wc, wash basin and tiled flooring.

## First Floor Landing

With radiator, double glazed window and access to roof space

### Bedroom One

12'0" x 9'10" (3.68 x 3.02)

With built in wardrobe with rail, delightful countryside views, radiator, 2 double glazed windows and internal pine panelled door.



### En-suite

7'8" x 4'7" (2.34 x 1.40)

With double shower cubicle with shower, pedestal wash hand basin, low level wc, tiled splash-back, tiled flooring, concealed central heating boiler, heated chrome towel rail/radiator, extractor fan, double glazed Velux window and internal pine paneled door.



### Bedroom Two

8'11" x 7'8" (2.73 x 2.36)

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

### Bedroom Three

8'10" x 7'2" (2.71 x 2.19)

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

### Bathroom

6'10" x 6'9" (2.09 x 2.08)

With bath, electric shower over and shower screen door, pedestal wash hand basin, low level wc, tiled splash-backs, tiled flooring, shaver point, heated chrome towel/radiator, extractor fan, double glazed obscure window and double glazed Velux window.



### Garden

To the rear of the property there is a pleasant enclosed garden laid to lawn with stone paved patio.

### Brick Outbuilding/Home Office

18'4" x 9'9" (5.59 x 2.98)

With power and lighting and insulated.



### Car Parking

There is car parking directly in front of the cottage.

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</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 energy efficient - higher running costs</i>		
	<b>59</b>	<b>84</b>
<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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