



## 3 Bed House - Detached

74 The Common, Quarndon Village DE22 5JY

£1,950 PCM



3



2



1



E

**Fletcher  
& Company**

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Three bedroom detached home
- Highly sought after location
- Newly Decorated
- Stunning Breakfast Kitchen
- Utility & Guest Cloakroom
- Four piece bathroom
- Garage & gated driveway
- Generous gardens
- Ecclesbourne School catchment
- Available Now

This charming three bedroom, detached family home has been tastefully renovated to a superb standard whilst retaining a wealth of character with many original features.

Situated in a highly sought after location and within Ecclesbourne school catchment area.

The accommodation comprises: stunning Breakfast Kitchen, Dining/Seating Area, Lounge with feature Inglenook fireplace, Inner Hall, Utility Room, Guest Cloakroom with WC, Landing, three bedrooms and Family bathroom with four piece suite. Single garage, gated driveway and generous gardens.

#### Ground Floor

The property can be reached via a wrought iron gated pathway leading to the front entrance door.

#### Breakfast Kitchen

On entering the property there is a newly fitted breakfast kitchen having a quality range of base, glazed eye-level and drawer units with black polish granite worksurface over. Ceramic Belfast sink unit with swan neck mixer tap and granite upstand. The appliances include NEFF five ring gas hob with stainless steel extractor fan over, matching NEFF eye-level double oven and grill and integrated NEFF dishwasher. Exposed beams to ceiling, quality wood effect flooring, recessed ceiling spotlights, double glazed windows to the front and side elevation and open plan to:



### Dining/Seating Area

A versatile reception area ideal for both formal dining or additional seating. Exposed beams to ceiling, recessed spotlights, continued quality wood effect flooring, double radiator and double glazed window to front. There is an oak plank door leading to the Inner Hallway and doorway to:



### Lounge

A charming room having a wealth of character with a feature Inglenook fireplace incorporating a cast-iron stove with exposed brick and stone built surround. Exposed beams to ceiling, recessed ceiling spotlights, double radiator and a double glazed window to the front aspect.



### Inner Hallway

Having a dog-leg staircase leading to the First Floor Landing and oak plank doors to:

### Utility Room

Fitted with a continued range of base units with polished granite over incorporating a single bowl sink unit with mixer tap and granite up-stand. appliances include an integrated fridge, freezer and washing machine. Wall mounted combination boiler, quality wood effect flooring and recessed ceiling spotlights.



### Guest Cloakroom

Fitted with a two piece suite comprising of a vanity wash hand basin and low-level WC. Heated towel rail, fitted extractor fan, continues wood effect flooring and a double glazed window to the rear aspect.

### First Floor

### Landing

On the First Floor Landing there is a radiator, double glazed window to rear and oak plank doors to:

### Master Bedroom

A spacious Master Bedroom with part-vaulted ceiling, recessed ceiling spotlights, loft access, double radiator and a double glazed window to front.



### Bedroom Two

Part-vaulted ceiling, recessed ceiling spotlights, loft access, double radiator and a double glazed window to front.



### Bedroom Three

recessed ceiling spotlights, radiator and a double glazed window to the side elevation.



### Family Bathroom

Newly fitted with a tasteful four piece suite comprising a panel-sided bath, glazed shower enclosure, pedestal wash hand basin and a low level WC with complimentary tiling to walls. Tiled flooring, heated towel rail and a double glazed window to front.



## Outside

The property is set in a spacious plot with timber gated access and driveway providing ample off road parking together with an integral garage. The well maintained gardens are principally laid to lawn with mature hedges and a range of specimen trees.



## Outside

### 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>		<b>73</b>
(55-68) <b>D</b>	<b>50</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	