



4 Bed House - Detached

168 Burley Lane, Quarndon, Derby DE22 5JS

Offers Around £1,350,000 Freehold



4



3



3



C

**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Beautifully Presented Home
- Ecclesbourne School Catchment Area
- Private Gated Development of Just Two Homes
- Lounge & Family Room
- Stunning Living Kitchen/Dining/Snug
- Four Bedrooms & Three Bathrooms
- Generous Gardens - Attractive Sun Patio/Terrace
- Cinema Room/Bar (Double Garage)
- Large Driveway
- Set Well Back From Burley Lane - Lovely Position

ECCLESBOURNE SCHOOL CATCHMENT AREA - Impressive detached home set well back from Burley Lane in a private gated development of just two lovely homes.

The property has been skilfully and thoughtfully designed by noted architect Matthew Montague.

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

Storm Porch

With two stone pillars and large entrance door opening into entrance hall.



Entrance Hall

24'2" x 10'7" (7.38 x 3.25)

With built-in coat and shoe cupboard with walnut doors with inset mirrors and chrome fittings, tile flooring, high ceiling, spotlights to ceiling, walnut staircase with glass balustrade leading to first floor, radiator, double glazed window and double glazed french doors opening onto rear garden.



Cloakroom

6'7" x 2'8" (2.03 x 0.82)

With low level WC, fitted wash basin and fitted base cupboard underneath, tile flooring, radiator, spotlights to ceiling and internal walnut door with chrome fittings.

Lounge

18'9" x 13'6" (5.74 x 4.12)

With fireplace with surrounds incorporating open grate fire and raised hearth, deep skirting boards and architraves, high ceiling, two radiators, two double glazed windows with internal plantation shutter blinds, double glazed french door to front, double glazed french door overlooking the garden and internal walnut door with chrome fittings.



Family Room

13'6" x 9'7" (4.13 x 2.94)

With herringbone style flooring, deep skirting boards and architraves, high ceiling, spotlights to ceiling, radiator, double glazed french doors opening onto rear garden and two internal walnut doors with chrome fittings.



Living Kitchen/Dining/Snug

30'3" x 29'2" (9.24 x 8.90)



Snug Area

With featured fireplace alcove incorporating Robeys gas burning flame fire, tile flooring with under floor heating, glass roof, deep skirting boards and architraves, high ceiling, two double glazed windows to side, both having internal fitted blinds, featured double glazed sliding patio doors with internal fitted blinds opening onto large sun patio/terrace area, providing a pleasant sitting out entertaining space and open space leading into the kitchen area and dining area.



Dining Area

With tile flooring, under floor heating, deep skirting boards and architraves, high ceiling, spotlights to ceiling, double glazed french doors opening onto sun patio/terrace garden providing a lovely sitting out entertaining space and open square archway leading into snug and kitchen area.



Kitchen Area

With inset sink unit with chrome hot tap and filter tap, sink waste disposal, wall and base fitted units with attractive matching worktops, concealed worktop lights, matching fitted kitchen island incorporating Neff induction hob with concealed Neff extractor hood over, a full range of fitted storage cupboards providing good storage, continuation of the worktops forming a useful bar area which is illuminated, built-in Neff combination microwave oven with warming plate drawer, two built-in Neff electric fan assistant ovens, concealed recycling bin cupboard, integrated dishwasher, tile flooring with underfloor heating, spotlights to ceiling, built-in wine cooler, integrated large Neff fridge, integrated large Neff freezer, double glazed window and open space leading to dining and snug area.



Utility

10'1" x 5'10" (3.09 x 1.79)

With single sink unit with chrome mixer tap, wall and base units with worktop, plumbing for automatic washing machine, tile flooring with under floor heating, double glazed window, double glazed door giving access to rear garden, internal walnut door with chrome fittings opening into living kitchen, spotlights to ceiling, deep skirting boards and architraves, extractor fan and double opening doors giving access to boiler cupboard.



Boiler Cupboard

Housing the high efficiency Vaillant boiler with pressured hot water cylinder.

First Floor Landing

10'11" x 10'8" (3.34 x 3.26)

Incorporating study area with the continuation of the walnut staircase with inset glass balustrade, concealed wall lighting, deep skirting boards and architraves, high ceiling, two double glazed Velux style windows and open space leading to study area.

Study Area

With radiator, character ceiling and large sealed unit, double glazed, triangular shaped window with matching side window.



Bedroom One

17'1" x 10'4" (5.21 x 3.17)

With deep skirting boards and architraves, high ceiling, spotlights to ceiling, fitted cushioned bed head with two, matching side, floor to ceiling mirrors with fitted wall lights, radiator, two double glazed windows to front and open archway into walk-in wardrobe.



Walk-In Wardrobe

19'11" x 3'6" (6.09 x 1.08)

With built-in wardrobes with sliding doors, radiator, deep skirting boards and architraves, high ceiling, spotlights to ceiling, double glazed obscure window, internal pocket walnut sliding door giving access to dressing room and en-suite bathroom and internal walnut door with chrome fittings.

Dressing Room

13'3" x 6'5" (4.05 x 1.97)

With a good range of fitted wardrobes with inset mirrors and chrome handles, wall mounted illuminated mirror, deep skirting boards and architraves, high ceiling, spotlights to ceiling, radiator, double glazed obscure window and internal walnut pocket door with chrome handle opening into en-suite.



En-Suite Bathroom

10'8" x 7'10" (3.26 x 2.40)

With large jacuzzi style bath with chrome fittings, fitted wash basin with chrome fittings and fitted base cupboard underneath, low level WC, double shower enclosure with chrome fittings including shower, attractive fully tiled walls and matching tiled flooring, high ceiling, spotlights to ceiling, extractor fan, illuminated display alcoves, large illuminated fitted mirror, double glazed obscure window and walnut pocket door with chrome handle.



Bedroom Two

13'6" x 12'5" (4.14 x 3.79)

With deep skirting boards and architraves, high ceiling, spotlights to ceiling, two radiators, two double glazed windows with aspect to front and internal walnut door with chrome fittings.



Walk-In Wardrobe

6'7" x 6'0" (2.01 x 1.85)

Providing storage with fitted shelving, clothes rail, deep skirting boards and architraves, high ceiling, radiator, double glazed window and internal walnut door with chrome fittings.

En-Suite

6'8" x 5'3" (2.05 x 1.61)

With walk-in double shower with chrome fittings including shower, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, fully tiled walls with matching tile flooring, under floor heating, heated chrome towel/radiator, high ceiling, spotlights to ceiling, extractor fan, double glazed obscure window and internal walnut door with chrome fittings.



Bedroom Three

13'6" x 12'1" (4.14 x 3.70)

With deep skirting boards and architraves, high ceiling, spotlights to ceiling, two radiators, two double glazed window with aspect to front and internal walnut door with chrome fittings.



Bedroom Four

11'4" x 8'4" (3.47 x 2.55)

With built-in wardrobes with mirrored doors, deep skirting boards and architraves, high ceiling, spotlights to ceiling, radiator, double glazed window with aspect to rear and internal walnut door with chrome fittings.



Family Bathroom

10'9" x 5'9" (3.28 x 1.76)

With bath with chrome fittings including hand shower attachment, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, walk-in double shower with chrome fittings including shower, fully tiled walls with matching tiled flooring, high ceiling, spotlights to ceiling, extractor fan, heated chrome towel/radiator, illuminated display alcoves, large illuminated fitted mirror, double glazed arched window to front and internal walnut door with chrome fittings.



Gardens

To the rear of the property is a generous sized rear garden split into two areas. The first area is laid to lawn with three attractive trees, paved patio, brick retaining wall and children's play area, with paved area ideal for a trampoline. The second area is located at the top of the garden and offers all weather artificial turf an ideal space for children to play all year round.



Sun Patio/Terrace

This is accessed from the superb living kitchen/dining/snug, a large patio/terrace area beautifully enclosed enjoying a warm southerly aspect with curved rendered walls with obscure glass work, lighting artificial turf area and slatted fencing.



Cinema Room/Bar (Double Garage)

17'10" x 11'8" (5.46 x 3.57)

Insulated with power and lighting, spotlights to ceiling, double glazed featured bi-folding doors opening to garden, fitted bar area and double glazed side access door. (This was the former double garage and can be put back to a garage if desired).



Store

18'4" x 5'8" (5.59 x 1.74)

With power and lighting.

Driveway

A tarmac driveway with secure gates provides car standing space for approximately four/five cars and electric charging point.

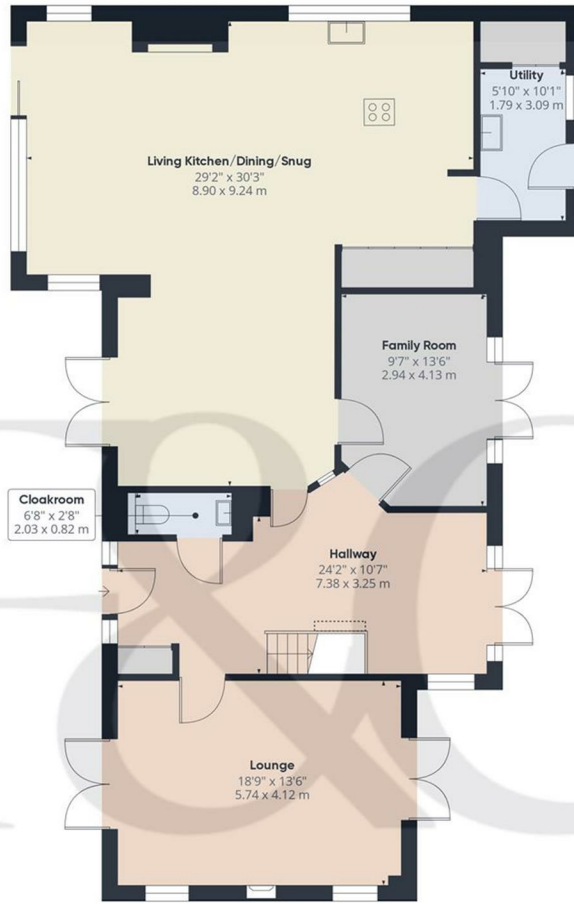


Secure Gates

An illuminated shared driveway for this house and the neighbouring house is accessed through secure, remote controlled, electric gates set back from Burley Lane. (This property does own the driveway and it only gives access to the neighbouring property)



Council Tax Band G



Floor 0 Building 1

Approximate total area⁽¹⁾

1422.13 ft²
132.12 m²

Reduced headroom

1.83 ft²
0.17 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.



Floor 1 Building 1

Approximate total area⁽¹⁾

1233.65 ft²
 114.61 m²

Reduced headroom

1.29 ft²
 0.12 m²

(1) Excluding balconies and terraces

Reduced headroom

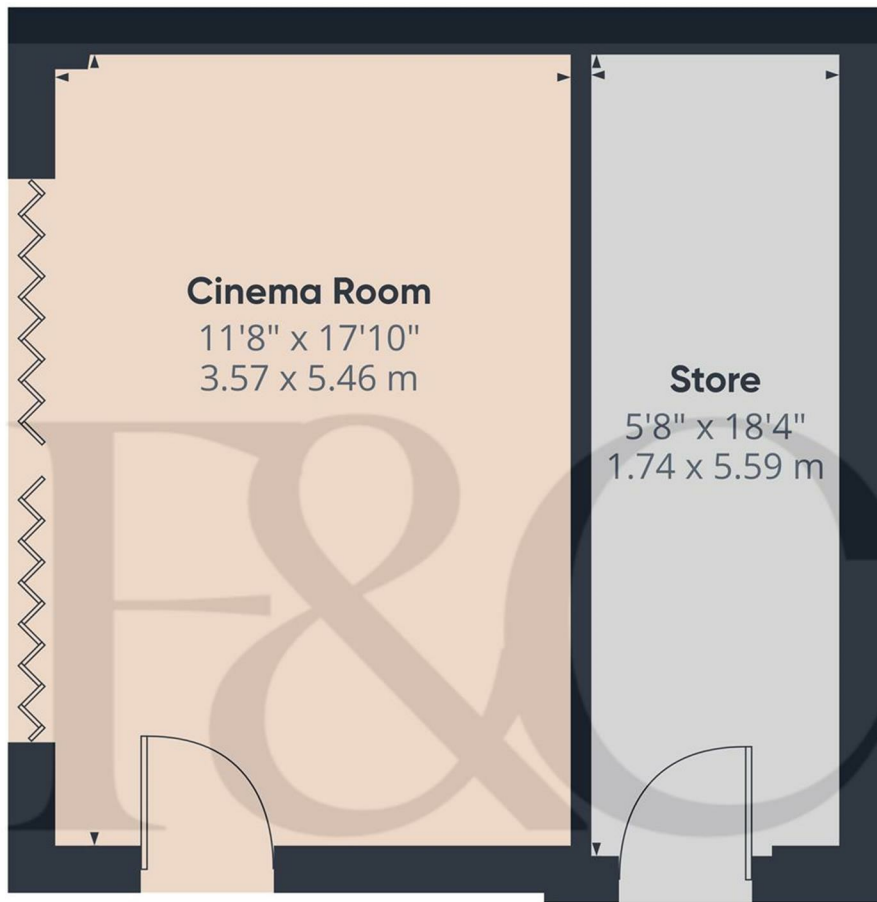
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.



Approximate total area¹⁾
 322.81 ft²
 29.99 m²

(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.
 Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 0 Building 2

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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 | |

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.