



## 5 Bed House - Detached

Chestnut House, 129 Burley Lane, Quarndon, Derby DE22 5JS

Offers Around £1,895,000 Freehold



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& Company**

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

- Detached High Quality Home - 4,505 Sq. Ft
- Ecclesbourne School Catchment Area
- Three Reception Rooms
- Stunning Living Kitchen/Dining
- Five Double Bedrooms & Five En-Suites
- South Facing Landscaped Garden
- Luxury Party Studio & Hot Tub
- Resin Driveway & Triple Garage
- Close To Beautiful Allestree Park
- High Quality Style and Space Fronting Burley Lane

ECCLESBOURNE SCHOOL CATCHMENT AREA - A truly magnificent detached residence providing very high quality style and space fronting Burley Lane.

This highly individual modern home offers spacious accommodation and benefits from under floor heating on both floors including MHVR ( Mechanical Ventilation Heat Recovery ). The property was built in 2016 to an exacting design and is under the NHBC ( National House-Building Council ) agreement with a ten year warranty and further features include Sonos sound system, Rako lighting, Alarm ,CCTV, Accoya doors and windows,

The house enjoys three/four receptions with a stunning living dining kitchen with a walk-in pantry and utility. All of the five bedrooms have beautifully fitted en-suites. There is also a downstairs shower room and cloakroom.

The gardens and grounds are easily managed and enjoy a warm south facing garden that includes a luxury party cabin, veranda and a large sandstone terrace access through feature bi-folding doors.

A resin driveway leads to a triple garage with electric doors.

Chestnut House is a very efficient property with low energy costs and strongly requires an internal inspection to be fully appreciated.

Derby 5 miles, Nottingham 19, Leicester 38 miles, Birmingham 44 miles, Manchester 60 miles, East Midlands Airport 19 miles, Birmingham International/NEC 46 miles

#### 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.

#### Ground Floor

### Recessed Porch

With stone paving and outside spotlights.

### Porch

12'8" x 4'2" (3.86m x 1.27m)

With double opening sealed unit double glazed entrance door, inset doormat, limestone tiled flooring (under-floor heating), high ceiling, spotlights to ceiling and internal sealed unit double glazed double opening doors opening into reception hall.

### Reception Hall

14'5" x 6'3" (4.39m x 1.91m)

With matching limestone tiled flooring (under-floor heating), deep skirting boards and architraves, high ceiling, spotlights to ceiling, smoke alarm, split level staircase with oak balustrade leading to the first floor.

### Cloakroom

6'3" x 3'2" (1.91m x 0.97m)

Fitted by Villeroy and Boch with WC, fitted wash basin with base cupboard beneath, fully tiled walls, matching limestone tiled floor (under-floor heating), additional polished nickel electric towel rail heated, Villeroy and Boch illuminated mirror, spotlights to ceiling, extractor fan and internal oak door with chrome fittings.

### Drawing Room

37'3" into bay x 21'8" x 16'9" (11.35m into bay x 6.60m x 5.11m)

With magnificent arts and crafts style carved stone fireplace incorporating log burning stove and matching stone hearth, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, built-in surround sound ceiling speakers, dado rail, herringbone style Amtico flooring (under-floor heating), cant bay incorporating five sealed unit double glazed windows with leaded finish with aspect to front, three sealed unit double glazed leaded windows, double opening internal French glazed doors with oak surround and featured sealed unit double glazed bi-folding doors opening onto a superior raised terrace/patio area with veranda with solid oak pillars.



### Study

11'3" x 11'1" (3.43m x 3.38m)

With matching herringbone style Amtico flooring (under-floor heating), deep skirting boards and architraves, high ceiling, coving to ceiling, built-in surround sound ceiling speakers, double glazed corner sealed unit double window with leaded finish with aspect to front and internal oak door with chrome fittings.



## Living Kitchen/Dining/Family Area

32'4" x 25'5" x 16'10" x 11'2" (9.86m x 7.75m x 5.13m x 3.40m)



## Family Area

With matching limestone tiled flooring (under-floor heating), deep skirting boards and architraves, high ceiling, coving to ceiling, spotlights to ceiling, built-in surround sound ceiling speakers, open space leading into the dining and kitchen area and sealed unit double glazed French doors opening onto superb large terrace/patio area and the south facing garden.



## Dining Area

With matching limestone tiled flooring (under-floor heating), high ceiling, coving to ceiling, spotlights to ceiling, built-in surround sound ceiling speakers, open space leading into the family area and kitchen area, matching granite table with five matching chairs and corner cushioned fitted seat included in the sale at a successful sale price, fitted Welsh dresser with china display cabinets, matching granite worktops and providing comprehensive storage and sealed unit double glazed bi-folding doors opening onto superb terrace/patio area and south facing garden.



### Kitchen Area

With central fitted breakfast island with matching granite worktops incorporating inset Villeroy and Boch 1½ bowl sink unit with Insinkerator food waste disposal unit, chrome mixer tap and boiling tap, twin integrated AEG dishwashers, matching limestone tiled flooring (under-floor heating), high ceiling, spotlights to ceiling, coving to ceiling, built-in surround sound ceiling speakers, open space leading into the dining and family area, large integrated Neff fridge, large integrated AEG freezer, magnificent WOLF cooker, extractor hood, fitted wall and base cupboards, concealed waste bin, matching side board with matching granite worktops and storage drawers beneath, with shelving, air condition unit, glazed internal door with oak surrounds with chrome fittings.



### Walk-in Pantry

7'6" x 4'2" (2.29m x 1.27m)

With matching limestone tiled flooring, fitted shelving including granite top, spotlights to ceiling and oak internal door with chrome fittings.

### Utility Room

10'9" x 10'9" (3.28m x 3.28m)

Matching the units in the kitchen area with single Villeroy and Boch sink with chrome mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with matching granite worktops, superior WOLF oven, plumbing for automatic washing machine, space for tumble dryer, matching limestone tiled flooring (under-floor heating), spotlights to ceiling, additional heated chrome towel rail/radiator, sealed unit double glazed window to side and internal glazed door with oak surrounds with chrome fittings.



### Shower Room

7'9" x 4'9" (2.36m x 1.45m)

With walk-in double shower enclosure with Abode fitted chrome shower, fitted Villeroy and Boch wash basin with chrome fittings and storage cupboard beneath, Villeroy and Boch WC, attractive fully tiled walls, limestone tiled flooring (under-floor heating), additional electric heated towel rail, spotlights to ceiling, fitted mirror, sealed unit double glazed obscure window and oak internal door with chrome fittings.



### Additional Entrance Hall

15'7" x 6'5" (4.75m x 1.96m)

With matching limestone tiled flooring (under-floor heating), spotlights to ceiling, sealed unit double glazed front door, integral door giving access to triple garage and staircase with attractive balustrade leading to games room.

### Games Room/Gym

18'6" x 13'4" (5.64m x 4.06m)

With radiator, spotlights to ceiling, built-in surround sound ceiling speakers, large sealed unit double glazed window including seven inset sealed unit double glazed windows with leaded finish and internal oak door with chrome fittings opening into second study/office.



### Second Study/Office

12'4" x 11'9" (3.76m x 3.58m)

With radiator, spotlights to ceiling, storage into eaves, sealed unit double glazed window to side, double glazed Velux window and oak internal door with chrome fittings.

### First Floor Landing

23'9" x 10'8" (7.24m x 3.25m)

With deep skirting boards and architraves, high ceiling, spotlights to ceiling, attractive staircase balustrade, sealed unit double glazed window with leaded finish with aspect to front and built-in double storage cupboard.

### Double Bedroom One

16'10" x 14'10" (5.13m x 4.52m)

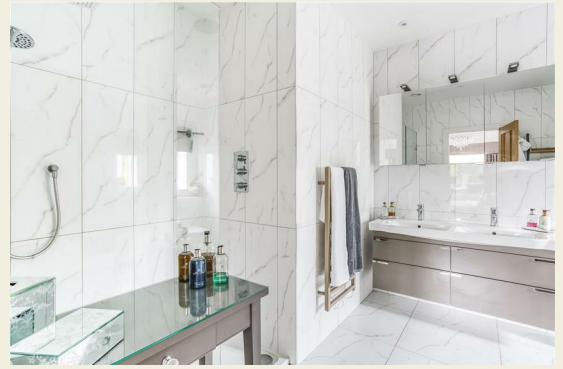
With a superior range of fitted bedroom furniture including wardrobes, chest of drawers, dressing table and bedside cabinets, air condition unit, deep skirting boards and architraves, high ceiling, spotlights to ceiling, air condition unit, built-in surround sound speakers, under-floor heating, sealed unit double glazed windows with aspect to rear and internal oak door with chrome fittings.



### En-suite

12'10" x 9'8" (3.91m x 2.95m)

In white with attractive Villeroy and Boch fittings with bath with chrome tap and shower attachment, twin wash basin with chrome fittings and storage cupboard beneath, low level WC, double walk-in shower enclosure with chrome fittings including shower, attractive fully tiled walls, matching tiled flooring (under-floor heating), spotlights to ceiling, extractor fan, built-in surround sound speaker, illuminated fitted mirror bathroom cabinet, two additional heated towel rails, shaver point, sealed unit double glazed obscure window and internal door with chrome fittings.



### Double Bedroom Two

18'10" into bay x 12'8" (5.74m into bay x 3.86m)

With a superior range of fitted bedroom furniture which is negotiable on sale with wardrobe, dressing table, bedside cabinets, deep skirting boards and architraves, high ceiling, spotlights to ceiling, under-floor heating, cant bay incorporating five sealed unit double glazed windows with aspect to front and internal oak door with chrome fittings.



### En-suite

8'7" x 3'5" (2.62m x 1.04m)

With Villeroy and Boch fittings with double shower cubicle with chrome shower, fitted wash basin with chrome fittings and storage cupboard beneath, low level WC, fully tiled walls, tiled flooring (under-floor heating), heated towel rail/radiator, shaver point, spotlights to ceiling, extractor fan, sealed unit double glazed obscure window, fitted illuminated mirror and oak internal door with chrome fittings.



### Double Bedroom Three

14'5" x 11'2" (4.39m x 3.40m)

With deep skirting boards and architraves, high ceiling, spotlights to ceiling, under-floor heating, sealed unit double glazed window with aspect to rear and oak internal door with chrome fittings.



### En-suite

10'8" into recess x 8'2" (3.25m into recess x 2.49m)

With Villeroy and Boch fittings including bath with chrome fittings and mixer tap with shower attachment, fitted wash basin with chrome fittings and storage cupboard beneath, low level WC, separate shower cubicle with chrome fittings including shower, attractive tiled splash-backs, tiled flooring (under-floor heating), heated towel rail/radiator, high ceiling, spotlights to ceiling, shaver point, fitted illuminated mirror, sealed unit double glazed obscure window and internal oak door with chrome fittings.



### Double Bedroom Four

12'5" x 11'6" (3.78m x 3.51m)

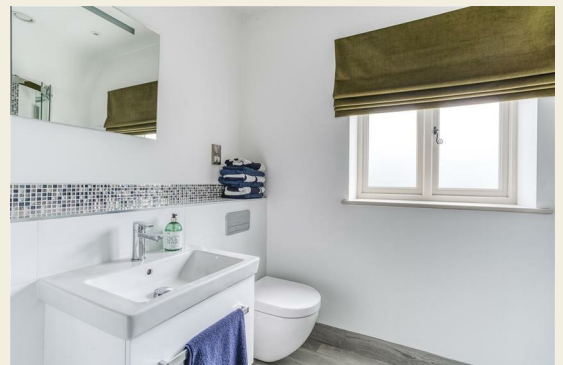
With deep skirting boards and architraves, high ceiling, spotlights to ceiling, under floor heating and internal oak door with chrome fittings.



### En-suite

8'3" x 5'5" (2.51m x 1.65m)

With Villeroy and Boch fittings with corner double shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings with storage cupboard beneath, low level WC, attractive tiled splash-backs, tiled flooring (under-floor heating), high ceiling, spotlights to ceiling, shaver point, illuminated fitted mirror, additional heated towel rail/radiator, sealed unit double glazed obscure window and oak internal door with chrome fittings.



### Double Bedroom Five

12'8" x 11'6" (3.86m x 3.51m)

With a superior range of fitted bedroom furniture with fitted wardrobes, dressing table, two matching bedside cabinets, deep skirting boards and architraves, high ceiling, spotlights to ceiling, under-floor heating, sealed unit double glazed window with leaded finish with aspect to front and oak internal door with chrome fittings.





## En-suite

9'2" x 3'9" (2.79m x 1.14m)

In white with Villeroy and Boch fittings with double shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings, fitted storage cupboard beneath, low level WC, attractive tiled splash-backs with matching tiled flooring (under-floor heating), heated towel rail/radiator, shaver point, high ceiling, spotlights to ceiling, fitted illuminated mirror, extractor fan, built-in storage cupboard, sealed unit double glazed obscure window and internal oak door with chrome fittings.



## Grounds and Gardens

This particular property benefits from a delightful low maintenance south facing rear garden including a magnificent raised sun terrace/patio area providing a pleasant sitting out and entertaining space which is accessed through the doors from the open plan kitchen and lounge area. The sandstone terrace/patio area enjoys a glass balustrade with chrome handrail and also has a character veranda style with matching four oak pillars with stone base providing a pleasant sheltered area from the warm south facing garden. Steps lead down to the lower garden which has an artificial lawn garden with paved pathway all around the artificial lawn area with a varied selection of shrubs and trees and plantation providing an excellent screen for privacy which is enjoyed by this south facing garden and is also not directly overlooked.



### Veranda

20' x 4'6" (6.10m x 1.37m)

With inset spotlights and also benefits from inset surround speakers.



### Brick/Garden Store

14'10" x 5'6" (4.52m x 1.68m)

Providing extra storage.

### Luxury Party Cabin

31'8" x 16'7" (9.67 x 5.08)

With fitted bar, log burner, bi-folding doors, air condition unit and cloakroom/w.c.



### Hot Tub

Quality 6 Seater Hot Tub

### Side Access

There is a paved pathway all around the property including two secure side access gates.

### Driveway

A resin driveway with turning spaces provides car standing spaces for approximately six cars. Electric car charging point.



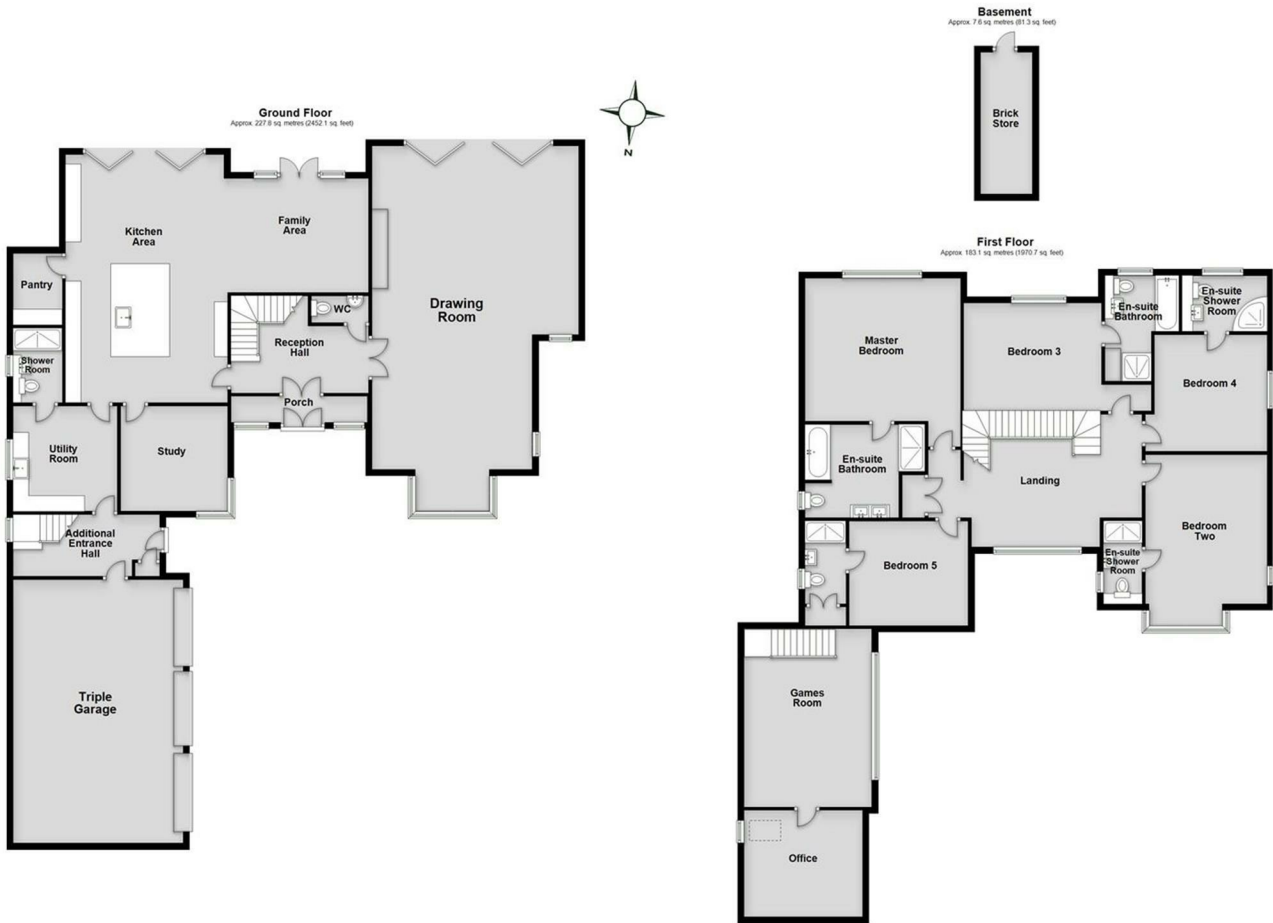
### Triple Garage

28'4 x 17'9 (8.64m x 5.41m)

With concrete flooring, power, lighting, boiler cupboard housing the Worcester boiler and pressurised water cylinder, cold water tap, three electric up and over doors, integral door giving access to the property itself and side sealed unit double glazed obscure window.



Council Tax - H  
Amber Valley



Total area: approx. 418.5 sq. metres (4504.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used by any prospective purchaser as a guide to the layout.  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>88</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>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>	<b>85</b>	<b>87</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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