



### 3 Bed House - Detached

2 Woodlands Lane, Quarndon, Derby DE22 5JU

Price Guide £550,000 Freehold



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- Beautiful Detached Cottage
- Ecclesbourne School Catchment Area
- Countryside Views & Close to Allestree Park
- Potential to Extend ( Subject to Planning Permission )
- Lounge & Garden Room
- Kitchen & Dining Room
- Three Bedrooms, ( Bedroom Four/Study )
- Family Bathroom & Family Shower Room
- Private Mature Gardens
- Large Driveway & Double Garage Space

ECCLESBOURNE SCHOOL CATCHMENT AREA - Nestled in the picturesque village of Quarndon, this charming three/four bedroom detached house on Woodlands Lane offers a delightful blend of comfort and potential. Spanning an impressive 1,453 square feet, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining.

The well-maintained accommodation features three inviting bedrooms, complemented by two modern bathrooms, ensuring convenience for family living. The heart of the home is enhanced by its lovely private garden, which overlooks serene countryside and fields, creating a tranquil retreat right at your doorstep.

For those with vehicles, the property includes a large driveway with parking for up to five vehicles, along with garage space, making it ideal for families or those who enjoy hosting guests. Additionally, there is potential to extend the house, allowing you to tailor the space to your specific needs and desires.

#### 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. 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.

#### Accommodation

##### Ground Floor

##### Entrance Porch

With panelled entrance door, radiator, double glazed window with fitted blind, spotlights to ceiling and internal door.

### Inner Hallway

With staircase leading to first floor with handrail and beams to ceiling.

### Lounge

19'1" x 11'9" (5.83 x 3.60)

With fireplace with surrounds with fitted gas fire, coving to ceiling, two radiators, double glazed window to side, fitted wall lights, two matching double glazed French doors opening onto sun patio and gardens and internal panelled door.



### Inner Hallway

With radiator, open archway and double glazed window.

### Garden Room

12'5" x 7'7" (3.81 x 2.32)

With spotlights to ceiling, double glazed lantern style ceiling window, two double glazed windows both having fitted blinds, double glazed French doors opening onto sun patio and gardens, radiator and open square archway leading into dining room.



### Dining Room

10'3" x 9'5" (3.13 x 2.88)

With exposed brick fireplace incorporating Clearview multi-burner stove with raised stone hearth, radiator, beams to ceiling, fitted wall lights, sealed unit double glazed window and internal stripped latched door.



### Kitchen

10'5" x 9'6" (3.18 x 2.90)

With one and a half stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching worktops, gas cooker point, plumbing for dishwasher, radiator, beams to ceiling, character original multipaned window to side with fitted blind and double glazed window with fitted blind.



### Pantry

With fitted shelving and sealed unit double glazed window.

### Laundry Room

7'2" x 3'9" (2.20 x 1.15)

With plumbing for automatic washing machine, space for tumble dryer, fitted shelving, wall mounted Vaillant boiler and internal panelled door.

### Shower Room

5'6" x 4'3" (1.70 x 1.32)

With separate shower cubicle with electric shower, pedestal wash handbasin, low level WC, radiator, extractor fan, double glazed obscured window and internal panelled door.

### First Floor

#### Landing

With radiator, access to roof space and double glazed window with fitted blind.

#### Bedroom One

12'6" x 10'4" (3.82 x 3.17)

With radiator, sealed unit double glazed window to rear with fitted blind, access to roof space and double glazed window to front.



#### Bedroom Two

10'4" x 9'6" (3.17 x 2.91)

With charming original display fireplace, radiator, double glazed window and internal latched door.



### Bedroom Three

9'8" x 8'6" (2.96 x 2.60)

With radiator, double glazed window and internal panelled door.



### Bedroom Four

11'10" x 8'9" (3.61 x 2.68)

With radiator, double glazed window to side, double glazed window to rear and internal panelled door.



### Family Bathroom

15'9" x 6'6" (4.81 x 1.99)

With bath with chrome shower over, pedestal wash handbasin, low level WC, tiled splash-backs, two radiators, two double glazed windows and internal panelled door.



### Private Sunny Mature Gardens

The property enjoys private sunny south-west facing gardens laid to lawn with large patio.



### Shed

8' x 10' (2.44m x 3.05m)

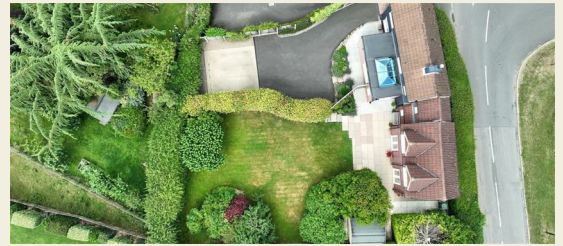


### Large Driveway

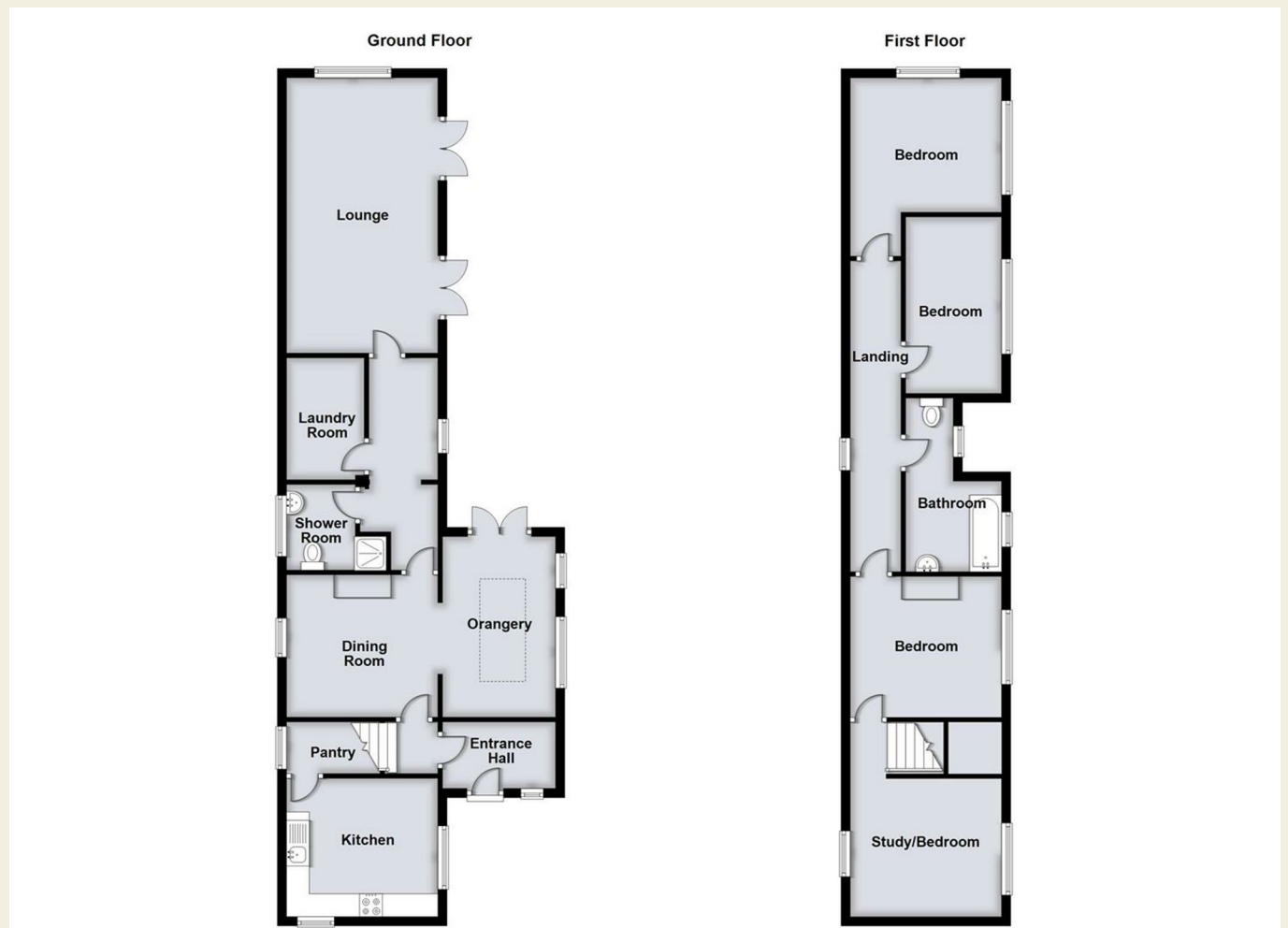
A tarmac driveway provides car standing spaces for several cars.



### Double Garage Space




Council Tax Band - E  
Amber Valley




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## 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>74</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<br>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<br>2002/91/EC |  |