



## 3 Bed House - Semi-Detached

8 Brook Close, Quarndon, Derby DE22 5JG

Offers Around £395,000 Freehold



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- Popular Family Semi-Detached Home
- Ecclesbourne School Catchment Area
- Close to Kedleston Estate & Countryside
- Planning Permission to Extend - AVA/2022/0547 - Amber Valley
- Lounge, Dining Room, Study
- Kitchen, Utility Room, Cloakroom/WC
- Three Generous Sized Bedrooms & Luxury Bathroom
- Gardens to Front, Side & Rear
- Large Driveway for Approximately Five Vehicles & Garage
- Potential Loft Conversion ( subject to planning permission )

ECCLESBOURNE SCHOOL CATCHMENT AREA - This semi-detached house on Brook Close presents an excellent opportunity for families seeking a comfortable and spacious home with planning permission to extend.

Planning Permission to Extend - Planning reference: AVA/2022/0547 - Amber Valley - Demolition of garage, construction of a new ground floor rear extension and a two-storey side extension, to further enhances its appeal, allowing for personalisation and the opportunity to create your dream living space. Also potential loft conversion ( subject to planning permission ).

Situated close to the picturesque countryside, residents can enjoy the beauty of nature right on their doorstep, making it an ideal location for outdoor enthusiasts and families alike.

This popular family home is not only a wonderful place to live but also a sound investment for the future. With its blend of comfort, space, and potential, this property is sure to attract interest from those looking to settle in a tranquil yet accessible location.

#### 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.

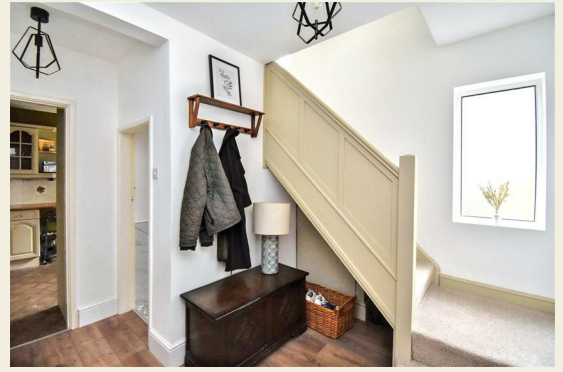
#### Accommodation

#### Ground Floor

### Entrance Hall

10'6" x 6'10" (3.22 x 2.09)

With panelled entrance door, tiled effect flooring, designer radiator, glazed obscure window to side and split level staircase leading to first floor.



### Cloakroom

5'6" x 2'11" (1.68 x 0.89)

With low level WC, wash basin, tile splashbacks, tiled flooring, double glazed obscure window and internal stripped panelled door.



### Lounge Area

13'4" x 11'11" (4.07 x 3.64)

With chimney breast, designer radiator and double glazed window to front.



### Dining Area

11'0" x 7'0" (3.37 x 2.14)

With radiator, double glazed window to rear and open square archway leading to study area.



### Study Area

11'9" x 7'1" (3.60 x 2.16)

With open square archway leading to lounge and open square archway leading to dining room.

### Kitchen

10'1" x 9'3" (3.08 x 2.84)

With single stainless steel sink unit with chrome mixer tap, wall and base units with matching worktops, built-in four ring electric hob, built-in double electric fan assisted oven, tiled effect flooring, tile splashbacks, integrated fridge, plumbing for dishwasher, concealed central heating boiler, radiator and double glazed window.



### Utility Room

13'1" x 7'3" x 5'10" x 2'11" (3.99 x 2.23 x 1.79 x 0.91)

With wall and base cupboards with matching worktops, plumbing for automatic washing machine, space for tumble dryer, matching tiled effect flooring, radiator, double glazed window, stable door giving access to rear garden, additional stable door giving access to side garden and alcove space for fridge/freezer.



### First Floor Landing

7'11" x 2'10" (2.43 x 0.88)

With double glazed window to side and access to roof space.

### Bedroom One

11'11" x 9'4" (3.64 x 2.85)

With radiator, deep skirting boards and architraves, high ceiling and double glazed window to rear.



### Bedroom Two

11'3" x 8'11" (3.44 x 2.74)

With radiator, deep skirting boards and architraves, high ceiling and double glazed window to front.

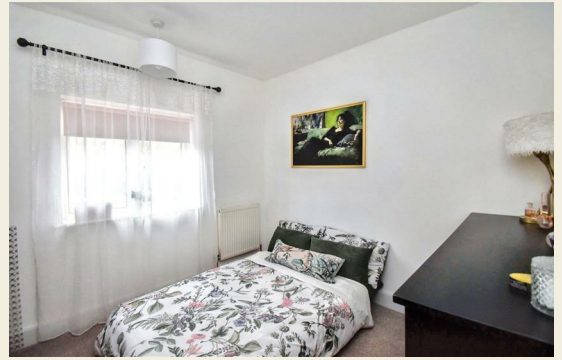




### Bedroom Three

9'10" x 9'1" (3.02 x 2.78)

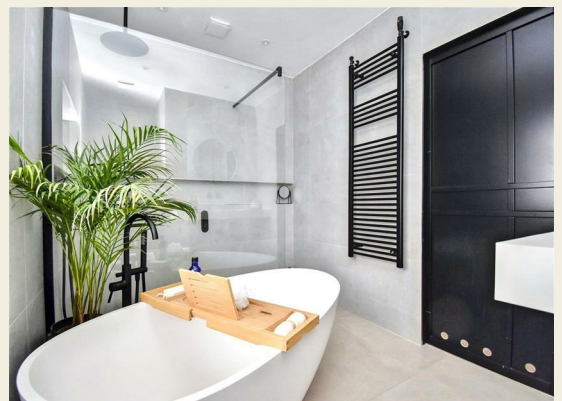
With radiator, deep skirting boards and architraves, high ceiling and double glazed window to rear.



### Luxury Family Bathroom

9'2" x 6'11" (2.80 x 2.13)

A four piece bathroom with featured egg shaped bath with mixer tap/hand shower attachment, fitted wash basin, low level WC, large walk-in shower, attractive fully tiled walls with matching tiled flooring, heated towel rail/radiator, high ceiling, spotlights to ceiling, extractor fan, double glazed window and sliding pocket door.



### Roof Space

With loft ladder, boards for storage and potential for conversion (subject to planning permission)

### Front Garden

The property is set well back behind a deep, lawned fore-garden with small trees and hedgerows.



### Side Garden

The garden is laid to lawn with small trees, flower beds, greenhouse and space for storing wheelie bins.

### Rear Garden

To the rear of the property is a small, manageable, paved garden.

### Large Driveway

A large driveway provides car standing spaces for approximately five vehicles.



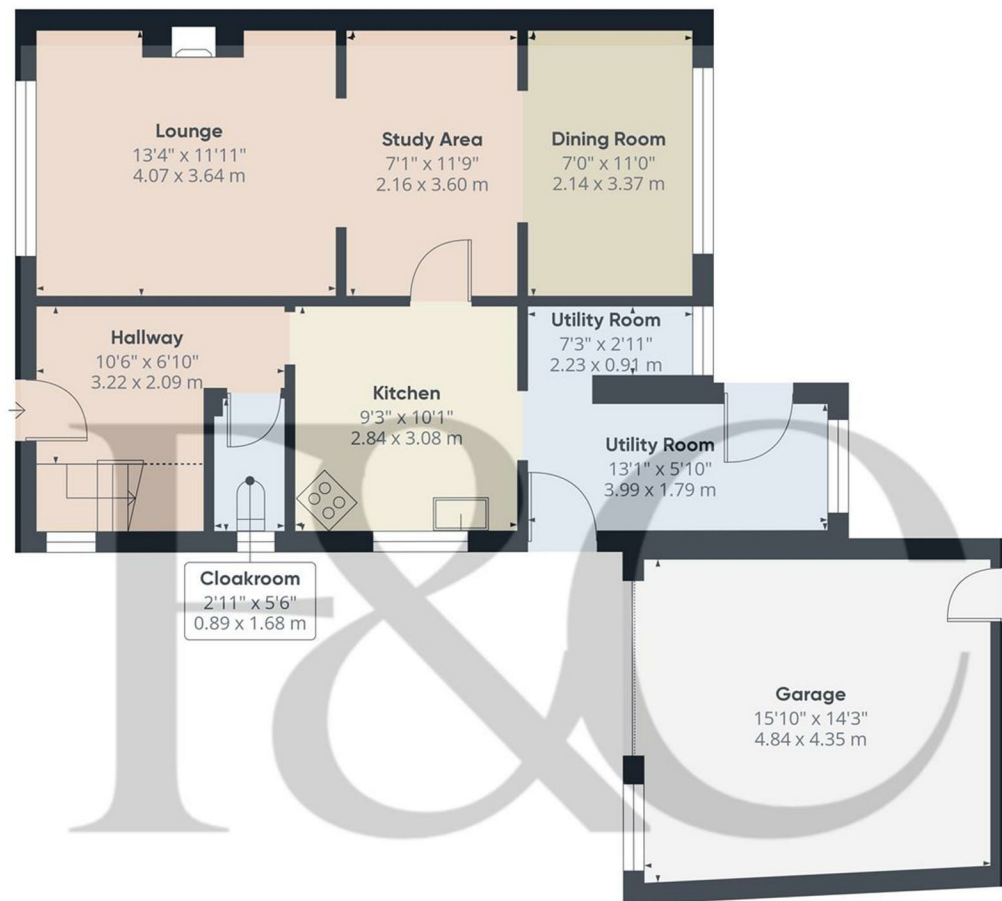
### Garage

15'10" x 14'3" (4.84 x 4.35)

With power and lighting, up and over front door and rear access door.



### Council Tax - C



Floor 0

**Approximate total area<sup>(1)</sup>**

834.85 ft<sup>2</sup>  
77.56 m<sup>2</sup>

**Reduced headroom**

11.63 ft<sup>2</sup>  
1.08 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

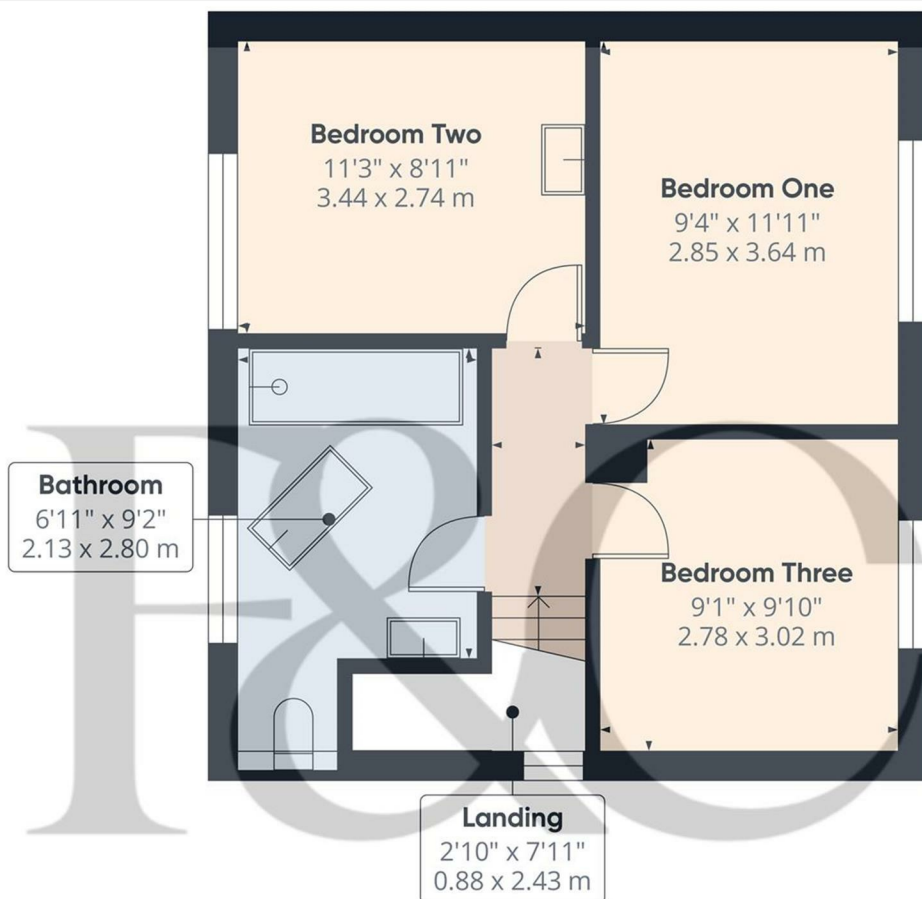
Below 5 ft/1.5 m

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**





Floor 1


Approximate total area<sup>(1)</sup>  
398.26 ft<sup>2</sup>  
37 m<sup>2</sup>

(1) Excluding balconies and terraces


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Calculations are based on RICS IPMS 3C standard.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	65	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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