



## 4 Bed House - Detached

18 Woodlands Lane, Quarndon, Derby DE22 5JU

Offers Around £695,000 Freehold



4



3



2



C

**Fletcher  
& Company**

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



- Highly Appealing Detached Property
- Ecclesbourne School Catchment Area
- Beautiful Countryside Open Views
- Lounge & Family Room
- Kitchen & Conservatory
- Three Double Bedrooms
- En-Suite & Family Bathroom
- Private South-Westerly Facing Garden
- Driveway & Double Garage
- No Chain Involved - SOLAR PANELS Owned Outright

ECCLESBOURNE SCHOOL CATCHMENT AREA - This highly appealing detached house offers a perfect blend of comfort and potential. The property boasts three reception rooms, ideal for both entertaining guests and enjoying quiet family time. With three/four bedrooms and two bathrooms, this home provides ample space for a growing family or those seeking a peaceful retreat. A block paved driveway leads to a double garage.

One of the standout features of this property is its private south-westerly facing garden, which invites an abundance of natural light and offers stunning open views of the beautiful countryside. This outdoor space is perfect for summer barbecues, gardening, or simply unwinding in a tranquil setting.

With no chain involved, this home is ready for you to move in and make it your own without delay.

Quarndon is a delightful village that combines rural charm with easy access to local amenities and transport links, making it an ideal location for those who appreciate both peace and practicality.

#### 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 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 Hall

10'6" x 8'6" (3.22 x 2.60)

With panelled entrance door with side double glazed window, coving to ceiling, two radiators, under-stairs storage cupboard and split-level staircase leading to first floor.

### Cloakroom

7'4" x 5'11" (2.25 x 1.81)

With low level WC, washbasin, fitted storage, coats cupboard, central heating boiler and internal door.

### Lounge

21'10" x 12'4" (6.66 x 3.78)

With fireplace with inset living flame gas fire, coving to ceiling, two radiators, double glazed window with aspect to front, double glazed sliding patio doors opening onto paved patio and private rear garden, far-reaching countryside views and internal door.



### Dining Room

10'10" x 9'11" (3.32 x 3.03)

With radiator, coving to ceiling, internal bi-folding doors opening into lounge, sealed unit double glazed bi-folding doors opening into conservatory and countryside views.



### Sun Room

9'10" x 9'1" (3.01 x 2.78)

With radiator, double glazed windows and double glazed French doors opening onto private garden with far-reaching countryside views.



### Kitchen

15'6" x 8'8" (4.74 x 2.66)

With one and a half sink unit with mixer tap, wall and base fitted units with matching worktops, built-in Neff five ring gas hob with concealed extractor hood, built-in double electric fan assisted oven, integrated fridge, plumbing for dishwasher, tiled flooring, radiator, double glazed window to rear overlooking garden, far-reaching countryside views and internal glazed door.



### Family Room

18'8" x 10'2" (5.69 x 3.12)

With fireplace with gas fire, coving to ceiling, radiator, double glazed sliding patio door opening onto private garden, far-reaching countryside views to rear and glazed door giving access to side porch.



### Side Porch

With glazed entrance door.

### First Floor



### Landing

With double glazed window to front, built-in cupboard housing the hot water cylinder also providing storage with shelving and access to roof space.

### Bedroom One

15'1" x 11'10" (4.62 x 3.63)

With coving to ceiling, radiator, double glazed window with countryside views to rear and internal door.



### Dressing Room/Potential Bedroom Four

8'9" x 6'10" (2.68 x 2.10)

With fitted wardrobes, radiator, coving to ceiling, double glazed window, internal bi-folding doors opening into bedroom one and far-reaching countryside views.



### En-Suite

6'5" x 5'2" (1.97 x 1.58)

With separate shower cubicle with shower, fitted washbasin, low level WC, tiled splash-backs, coving to ceiling, radiator and double glazed obscure window to front.



### Bedroom Two

12'2" x 10'7" (3.71 x 3.23)

With fitted wardrobes, radiator and double glazed window with aspect to front.



### Bedroom Three

12'4" x 10'11" (3.77 x 3.33)

With fitted wardrobes, radiator and double glazed window to rear with far-reaching countryside views.



### Family Bathroom

7'11" x 6'5" (2.42 x 1.96)

With bath, pedestal wash handbasin, low level WC, tiled splash-backs, radiator and double glazed obscure window to front.



### Front Garden

The property is set well back from Woodlands Lane behind a deep fore-garden with a varied selection of shrubs, plants and trees.

### Rear Garden

Being of a major asset and sale to this particular property is its manageable, private rear garden backing onto open fields and countryside enjoying a warm south-westerly aspect. The garden is laid to lawn with paved patio and a varied selection of shrubs, plants and trees.



### Driveway

A block paved driveway provides car standing spaces for three/four cars.



### Attached Double Garage

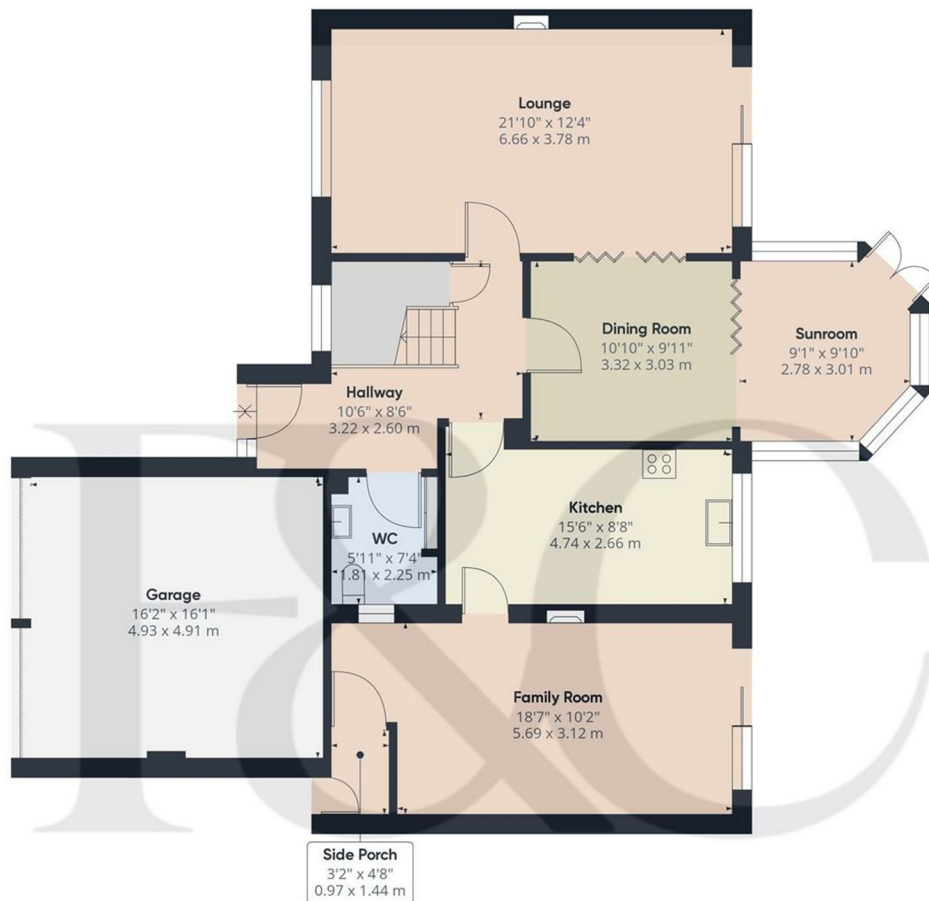
16'2" x 16'1" (4.93 x 4.91)

### Council Tax Band - G

Amber Valley







Floor 0

**Approximate total area<sup>®</sup>**

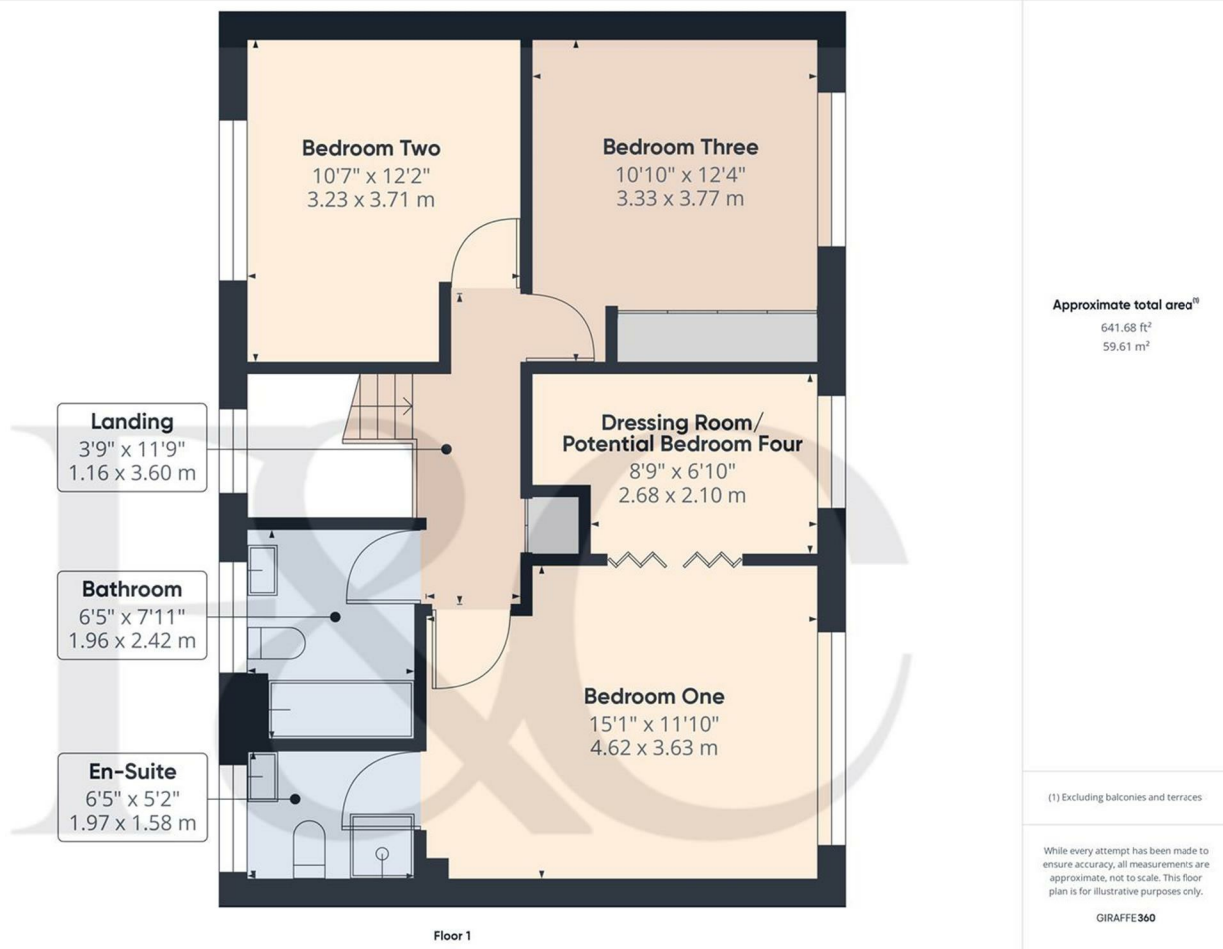
1281.24 ft<sup>2</sup>  
119.03 m<sup>2</sup>

(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.

GIRAFFE360






## Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            | <b>90</b>   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            | <b>78</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 |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>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  |

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.