



## 4 Bed House - Detached

9 Burley Drive, Quarndon, Derby DE22 5JT

Price £1,650,000 Freehold



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**Fletcher  
& Company**

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- Exceptional Detached Property
- Ecclesbourne School Catchment Area
- Lounge, Family Room, Study
- Magnificent Living Kitchen/Dining/Garden Room
- Utility Room & Cloakroom
- Four Double Bedrooms & Four Bathrooms
- Beautiful Landscaped Gardens
- Large Sweeping Driveway
- Triple Garage with Office/Gym
- Roof Space - Potential Loft Conversion !

ECCLESBOURNE SCHOOL CATCHMENT AREA - A superb detached residence situated on a premier cul-de-sac location off Burley Lane.

#### 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

##### Hall

24'6" x 17'5" (7.48 x 5.32)

With attractive tile flooring with underfloor heating, deep skirting boards and architraves, high ceiling, spotlights to ceiling, double opening panelled entrance door, telephone intercom, burglar alarm panel, two double glazed matching windows, fabulous oak staircase with glass balustrade leading to first floor and open square archway.



##### Cloakroom

7'11" x 5'2" (2.43 x 1.59)

With low level WC, wash basin with chrome fittings with fitted base cupboard underneath, tile flooring with underfloor heating, high ceiling, spotlights to ceiling, extractor fan, featured tiled wall and internal oak veneer door with chrome fittings.

### Lounge

26'6" x 17'2" (8.09 x 5.24)

With stone fireplace with log burning stove, raised stone hearth, deep skirting boards and architraves, high ceiling, spotlights to ceiling, wood flooring with underfloor heating, double glazed window overlooking landscaped gardens, two matching double glazed windows either side of fireplace and internal double opening oak veneer doors with chrome fittings.



### Family Room

20'1" x 17'3" (6.14 x 5.26)

With deep skirting boards and architraves, high ceiling, spotlights to ceiling, wood flooring with underfloor heating, double glazed bay window and internal oak veneer door with chrome fittings.



### Study

17'0" x 13'6" (5.20 x 4.12)

With deep skirting boards and architraves, high ceiling, spotlights to ceiling, wood flooring with underfloor heating, double glazed bay window to front, fitted wall lights, double glazed window to side and internal oak veneer door with chrome fittings.



### Living Kitchen/Dining/Garden Room

35'4" x 15'2" (10.79 x 4.64)



### Kitchen Area

With central large kitchen island incorporating inset sink with chrome mixer tap and chrome boiling tap, quartz worktops, built-in Neff microwave, a good range of fitted base cupboards Including recycling drawers, Samsung American style fridge/freezer with drinks dispenser, Rangemaster induction cooker with stainless steel extractor hood over, a further range of wall and base units again with matching quartz worktops, fitted pantry cupboard, matching tile flooring with underfloor heating, deep skirting boards and architraves, high ceiling, spotlights to ceiling, double glazed window overlooking landscaped gardens and internal oak veneer door with chrome fittings opening into utility room.



### Dining Area

With matching tile flooring with underfloor heating, deep skirting boards and architraves, high ceiling, spotlights to ceiling and open space leading into kitchen area.



### Garden Room

With matching tile flooring with underfloor heating, deep skirting boards and architraves, high ceilings, spotlights to ceiling, featured double glazed lantern style window, featured double glazed bi-folding doors opening onto sun patio and landscape gardens and open space leading to dining and kitchen area.



### Utility

12'1" x 7'11" (3.69 x 2.42)

With double sink with chrome mixer tap, wall and base units with granite worktops, integrated Neff dishwasher, plumbing for automatic washing machine, space for tumble dryer, matching tile flooring with underfloor heating, deep skirting boards and architraves, high ceiling, spotlights to ceiling, double glazed window with fitted blind, side access door and internal oak veneer door with chrome fittings opening into boiler room.



### Boiler Room

8'7" x 6'2" (2.64 x 1.89)

With wall mounted Worcester boiler, high efficiency hot water tank and tile flooring.

### First Floor Landing

24'6" x 17'5" (7.47 x 5.31)

With a continuation of the attractive oak staircase with glass balustrade, deep skirting boards and architraves, high ceiling, spotlights to ceiling, two radiators, double glazed window with aspect front and double glazed window with aspect to rear.

### Double Bedroom One

20'10" x 14'6" (6.37 x 4.43)

With deep skirting boards and architraves, high ceiling, spotlights to ceiling, radiator, double glazed window overlooking landscaped gardens and internal oak veneer door with chrome fittings.



### Dressing Room

10'9" x 4'5" (3.28 x 1.37)

With fitted wardrobes with sliding mirrored doors, deep skirting boards and architraves, high ceiling, spotlights to ceiling and internal oak veneer door with chrome fittings opening into en-suite bathroom.

### En-Suite Bathroom

10'6" x 10'4" (3.22 x 3.15)

With bath with chrome fittings including mixer tap/hand shower attachment, twin wash basins both having chrome fittings with fitted base cupboards underneath, low level WC, walk-in shower cubicle with chrome fittings including shower, extractor fan, tile flooring, tile splashbacks, high ceiling, spotlights to ceiling, heated chrome towel/radiator, wall mounted illuminated mirror, double glazed window with fitted blind and internal oak veneer door with chrome fittings.



### Bedroom Two

20'11" x 14'7" (6.39 x 4.45)

With deep skirting boards and architraves, high ceiling, spotlights to ceiling, radiator, double glazed window overlooking landscaped gardens and internal oak veneer door with chrome fittings.





### Dressing Room

With fitted wardrobes with sliding tinted mirrored doors, deep skirting boards and architraves, high ceiling, spotlights to ceiling and internal oak veneer door with chrome fittings opening into en-suite bathroom.

### En-Suite Bathroom

10'6" x 10'3" (3.22 x 3.14)

With curved bath with chrome fittings including mixer tap/hand shower attachment, twin wash basin with chrome fittings with fitted base cupboards underneath, low level WC, walk-in double shower with chrome fittings including shower, tile splashbacks, tile flooring, high ceiling, spotlights to ceiling, illuminated wall mounted mirror, heated chrome towel/radiator, extractor fan, double glazed obscure window with fitted blind and internal oak veneer door with chrome fittings.



### Double Bedroom Three

17'1" x 11'10" (5.22 x 3.61)

With deep skirting boards and architraves, high ceiling, spotlights to ceiling, radiator, double glazed bay window to front and internal oak veneer door with chrome fittings.



### En-Suite

10'3" x 7'5" (3.14 x 2.28)

With walk-in double shower with chrome fittings including shower, fitted wash basin with chrome fittings and fitted cupboard underneath, low level WC, tiled splashbacks, tile flooring, high ceiling, spotlights to ceiling, extractor fan, heated tower rail/radiator, wall mounted mirror, double glazed obscure window with fitted blind and internal oak veneer door with chrome fittings.



### Double Bedroom Four

17'1" x 13'7" (5.21 x 4.16)

With deep skirting boards and architraves, high ceiling, spotlights to ceiling, radiator, double glazed bay window with aspect to front and internal oak veneer door with chrome fittings.



### En-Suite

11'3" x 7'4" (3.44 x 2.25)

With walk-in double shower with chrome fittings including shower, fitted wash basin with chrome fittings and fitted base cupboard underneath, low level WC, tile splashbacks, tile flooring, high ceiling, spotlights to ceiling, heated towel/radiator, wall mounted mirror medicine cabinet, double glazed obscure window and internal oak veneer door with chrome fittings.



### Box Room

7'4" x 5'5" (2.24 x 1.67)

Providing storage with access through space (potential loft conversion)

### Roof Space

This property benefits from excellent potential for a loft conversion subject to planning permission.

### Garden

The property enjoys landscaped, south facing gardens with large patio/terrace area providing a pleasant sitting out entertaining space with two pergolas. The gardens extend with shaped lawns and a varied selection of shrubs, plants and hedgerow.



### Large Driveway

A large, sweeping, gravelled driveway with electric wrought iron gates provides car standing spaces for approximately eight vehicles.



### Triple Garage

31'3" x 18'11" (9.54 x 5.77)

With concrete floor, power, lighting, Belfast style sink with cold and hot tap, wall and base cupboards and staircase leading to office/gym.



### Office/Gym

27'11" x 18'7" (8.52 x 5.68)

With power, lighting, insulated walls and three double glazed windows

### Council Tax Band H







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

2258.38 ft<sup>2</sup>  
209.81 m<sup>2</sup>

**Reduced headroom**

17.22 ft<sup>2</sup>  
1.6 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.

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Floor 1 Building 1

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

1947.73 ft<sup>2</sup>  
180.95 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.

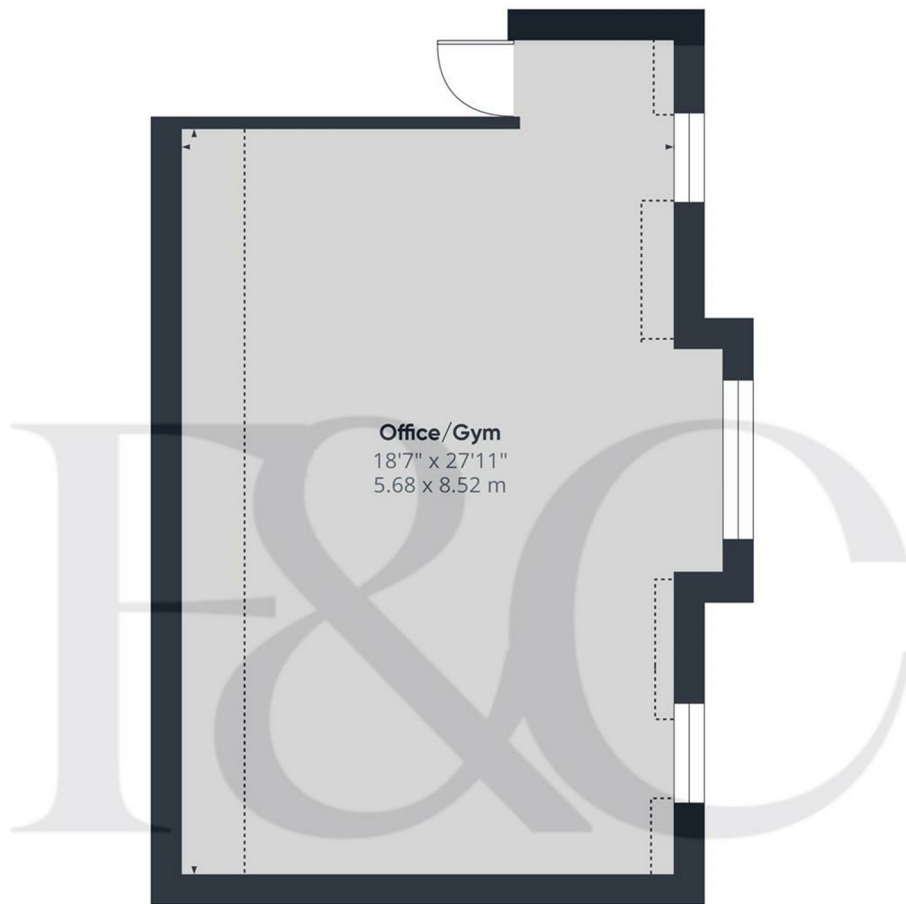
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Floor 1 Building 2

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

563.81 ft<sup>2</sup>  
52.38 m<sup>2</sup>

Reduced headroom

39.61 ft<sup>2</sup>  
3.68 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.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>89</b>	<b>92</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 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) 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
		