4 Bed House - Detached

185 Burley Lane, Quarndon, Derby DE22 5JS

Offers Around £625,000 Freehold

4 2 2 D

Fletcher & Company

www.fletcherandcompany.co.uk

- Detached Property
- Countryside Views
- Ecclesbourne School Catchment Area
- Lounge & Study Area
- Living Kitchen/Dining Room/Family Room
- Four Bedrooms
- Family Bathroom & Shower Room
- Pleasant Gardens
- Driveway
- Garage With Utility/Laundry

ECCLESBOURNE SCHOOL CATCHMENT AREA – A four bedroom detached property with open countryside views enjoying a pleasant cul-de-sac location within the heart of Quarndon village.

The driveway gives access to a total of just three dwellings and adjoins open fields and countryside.

An internal inspection will reveal gas central heated and double glazed living accommodation and in brief consists of on the ground floor; entrance hall with staircase leading to the first floor, lounge, study area, living kitchen/dining room/family room and shower room. The first floor landing leads to four bedrooms and family bathroom.

There are pleasant gardens to the front and rear of the property including a raised decking area providing a pleasant sitting out and entertaining space.

A driveway provides car standing spaces for two/three cars and leads to an attached garage with utility/laundry and electric door.

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 Allestree, Duffield and Kedleston.

Ground Floor

Entrance Hall

11'5" x 6'0" (3.50 x 1.83)

With double glazed entrance door with chrome fittings, wood flooring, radiator, coving to ceiling, dado rail and staircase leading to the first floor.

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.

Lounge

22'2" x 12'2" (6.77 x 3.72)

With feature fireplace with surrounds with electric fire and hearth, wood flooring, two radiators, two double glazed bow windows with deep window sills, coving to ceiling, fine views across countryside and beyond to the front and internal pine panelled door with chrome fittings.

Study

6'0" x 6'0" (1.83 x 1.83)

With tiled flooring, radiator, spotlights to ceiling, under-stairs storage cupboard and internal pine panelled door.

Kitchen/Dining Room/Family Room

22'0" x 21'5" x 12'2" x 9'3" (6.72 x 6.55 x 3.71 x 2.84)

Family Area

With wood flooring, radiator, vaulted ceiling with spotlights and two matching double glazed Velux windows, double glazed window with fitted blind overlooking the garden, double glazed bi-folding doors opening onto raised decking providing a pleasant sitting out and entertaining space and open square archway leading into the dining and kitchen area.

Dining Area

With tiled flooring, spotlights to ceiling, radiator and open space leading into the kitchen and family area.

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.

Kitchen Area

With one and a half bowl stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with attractive matching granite worktops, Siemens built-in four ring electric hob with Siemens extractor hood over, built-in Neff stainless steel double electric fan assisted oven, American style fridge/freezer with drinks dispenser (included in the sale at a successful sale price) and integrated dishwasher. Tiled flooring, spotlights to ceiling, double glazed window overlooking the garden with fitted blind and open space leading into the dining area and family area.

Shower Room

5'11" x 3'10" (1.82 x 1.18)

With double shower enclosure with chrome fittings including shower, fitted wash basin with chrome fittings with fitted storage cupboard beneath, low level WC, tiled splash-backs, tiled flooring, mirror, heated towel rail/radiator, spotlights to ceiling, extractor fan, double glazed obscure window and internal pine panelled door with chrome fittings.

First Floor

Landing

With coving to ceiling and access to roof space.

Bedroom One

13'6" x 11'10" (4.13 x 3.63)

With built-in double wardrobe, exposed wood floors, coving to ceiling, radiator, additional built-in single wardrobe, double glazed window to the front elevation, fine countryside views and internal pine panelled door with chrome fittings.

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.

Bedroom Two

12'9" x 9'11" (3.89 x 3.04)

With built-in wardrobe, coving to ceiling, radiator, double glazed window overlooking the rear garden and internal pine panelled door with chrome fittings.

Bedroom Three

9'0" x 8'5" (2.75 x 2.57)

With built-in double wardrobe, featured wall papered wall, radiator, double glazed window with aspect to the front, fine countryside views and internal pine panelled door with chrome fittings.

Bedroom Four

9'10" x 6'11" (3.01 x 2.11)

With built-in wardrobe, wood flooring, radiator, double glazed window overlooking the rear garden and internal pine panelled door with chrome fittings.

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.

Family Bathroom

9'9" x 5'5" (2.98 x 1.67)

In white with bath with chrome fittings, pedestal wash hand basin with chrome fittings, low level WC, double shower enclosure with chrome shower, fully tiled walls, tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, double glazed obscure window and internal pine panelled door with chrome fittings.

Front Garden

To the front of the property is a lawned fore garden with flower beds, rockery and enjoying fine views with adjoining fields and countryside to the front.

Rear Garden

To the rear of the property is an enclosed rear garden laid to lawn with raised decking area providing a pleasant sitting out and entertaining space with borders, shrubs, featured Christmas tree and fencing.

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.

Driveway

A driveway provides car standing spaces for two/three cars.

Garage

17'4" x 8'8" (5.29 x 2.65)

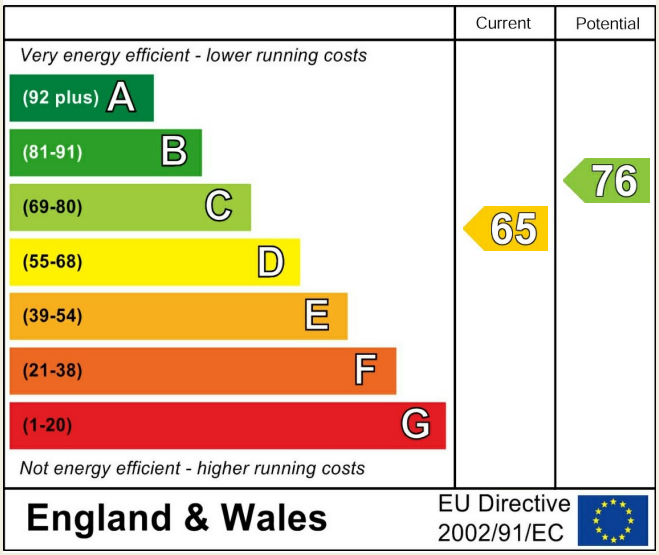
Also being used as a laundry/utility with plumbing for automatic washing machine, space for tumble dryer, fitted worktop, power, lighting, insulated walls, integral door giving access to the property itself, wall mounted Vaillant combination boiler, spotlights to ceiling, smoke alarm and electric roll up front door.

Council Tax - E

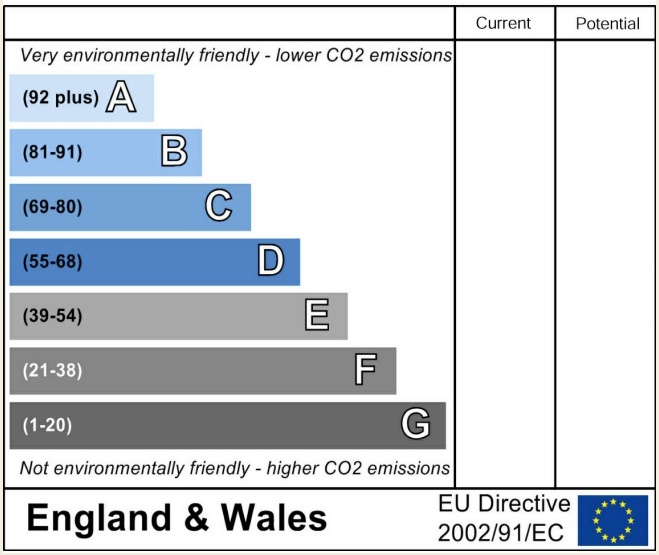
Amber Valley

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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.