

Fletcher & Company

106 Church Road, Quarndon, Derby, DE22 5JA

Offers Over £250,000

Freehold



- Ecclesbourne School Catchment Area
- Open Plan Lounge/Dining Room
- Galley Style Kitchen
- First Floor Landing leading Bedroom & Bathroom
- Second Floor Bedroom
- Pleasant Rear Garden
- Views Over Neighbouring Countryside
- Many Original Features
- Highly Desirable Village Location
- Close to Excellent Amenities





Summary

ECCLESBOURNE SCHOOL CATCHMENT AREA - A traditional, end terrace cottage located in the highly desirable village of Quarndon.

The accommodation comprises a spacious open plan lounge/dining room with log burner which leads to a galleried kitchen. The first floor landing features a spacious landing with dressing area, double bedroom and a bathroom and the second floor comprises of a further bedroom.

Outside, the property has a very pleasant garden with lawn area, decked area and lower level with well-stocked borders. The property offers fabulous views over neighbouring open countryside.

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The Location

Quarndon is a highly desirable village located a short distance north of Derby City centre offering easy access to a full range of amenities. The village itself boasts a primary school, church, cricket ground, very popular pub/restaurant and easy access to Allestree Park and Markeaton Park. The property benefits from being within the Ecclesbourne School Catchment area in Duffield.

Accommodation

Ground Floor

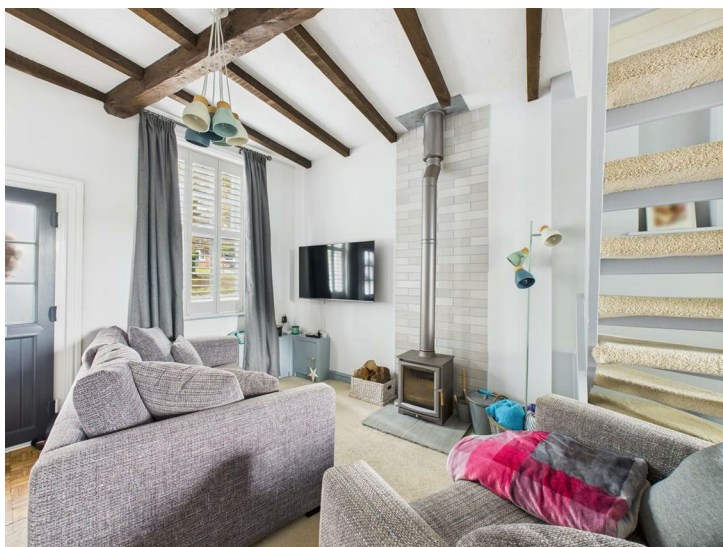
Open Plan Lounge/Dining Room

22'4" x 9'4" (6.83 x 2.85)



Lounge Area

A panelled and multi-paned entrance door provides access to a spacious open plan lounge/dining room featuring lounge area with feature log burner on a tiled hearth, central heating radiator, exposed beam to ceiling, window to front with bespoke shutters and open plan staircase to first floor.



Dining Area

Having a central heating radiator, exposed beam to ceiling, window to rear and internal panelled door.



Galley Style Kitchen

17'10" x 5'9" (5.44 x 1.77)

Featuring wood edged tiled worktops, inset one and a quarter sink unit with mixer tap, tiled surrounds, fitted base cupboards and drawers, complementary wall mounted cupboards with down lighting, appliance spaces suitable for a freestanding electric cooker, washing machine and fridge, central heating radiator, exposed beam to ceiling, window to side with bespoke shutters, two windows to rear again with bespoke shutters and panelled and multi-paned stable door to garden.



First Floor

Landing

10'0" x 4'3" (3.06 x 1.31)

With central heating radiator, fitted wardrobes, exposed beam to ceiling, feature stripped wooden floor, window to rear offering impressive views and staircase to second floor.



Bedroom One

10'5" x 10'0" (3.18 x 3.05)

Having a central heating radiator, fitted storage cupboards, exposed beam to ceiling, stripped wooden floorboards and window to front with bespoke shutters.



Bathroom

11'3" x 5'4" (3.45 x 1.65)

Appointed with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath, separate shower cubicle, central heating radiator, stripped wooden floorboards, exposed beam to ceiling and window with bespoke shutters.



Second Floor

Bedroom Two

8'10" x 8'3" (2.70 x 2.54)

Having storage space to eaves, further built-in storage cupboards, exposed purlins and double glazed Velux windows to both front and rear.

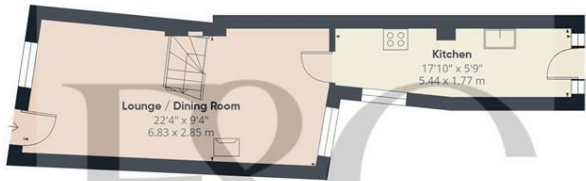


Outside

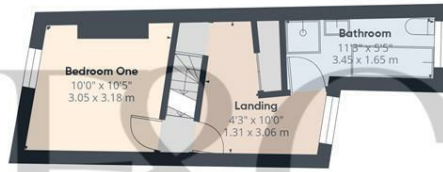
To the rear of the property is a pleasant, walled garden with herbaceous borders, patio and a further decked seating area. To the foot of the garden is a timber shed. The garden is bounded by timber fencing and provides pleasant views over the neighbouring countryside.



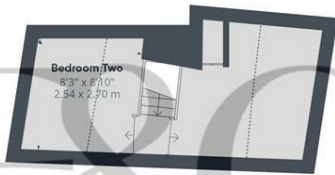
Council Tax Band C



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

733 ft²
68 m²

Reduced headroom

93 ft²
8.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band: C
Tenure: Freehold

