



3 Bed House - Detached

114 Church Road, Quarndon, Derby DE22 5JA
£1,250 Per Calendar Month



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**Fletcher
& Company**

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- Detached Property
- Ecclesbourne School Catchment Area
- Lounge/Dining Room
- Private & Enclosed Rear Garden
- Three Bedrooms
- Bathroom & Shower Room
- Delightful Walks In Nearby Kedleston and Allestree
- Unfurnished - Available EARLY MARCH 2026
- Quarndon Village
- A Quirky Property With On Street Parking

ECCLESBOURNE SCHOOL CATCHMENT AREA - A three bedroom character detached property located in the heart of the very popular Quarndon village - AVAILABLE EARLY MARCH 2026.

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 Allestree, 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

Ground Floor

Entrance Hall

6'6" x 4'0" (1.99 x 1.24)

With half glazed entrance door, inset door mat, tiled flooring, deep skirting board and architraves, high ceiling, spotlights to ceiling and staircase leading to the first floor with polished chrome handrail.

Lounge/Dining Room (Shop)

23'5" x 10'11" (7.16 x 3.34)

With solid wood flooring, spotlights to ceiling, two radiators, window with aspect to the front, open square archway leading into the kitchen and internal oak veneer door with chrome fittings.

Kitchen/Diner

15'2" x 15'1" x 9'2" (4.64 x 4.62 x 2.81)

With single stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with worktops, Stoves cooker with Stoves extractor hood over, plumbing for automatic washing machine, matching solid wood flooring, spotlights to ceiling, radiator, two double glazed windows, double glazed door giving access to the rear garden and open square archway leading into the lounge/dining room (shop).

Bathroom

7'4" x 4'11" (2.26 x 1.51)

In white with bath with chrome fittings with chrome shower over and shower screen door, wash basin, WC, tiled splash-backs, tiled flooring, extractor fan and internal oak veneer door with chrome fittings.



First Floor

Landing

With fitted carpet, radiator, double glazed window with aspect to the front and staircase leading to bedroom three.

Bedroom One

15'1" x 8'10" (4.60 x 2.71)

With spotlights to ceiling, fitted carpet, double glazed window with aspect to the rear and internal oak veneer door with chrome fittings.



Bedroom Two

8'11" x 8'0" (2.74 x 2.44)

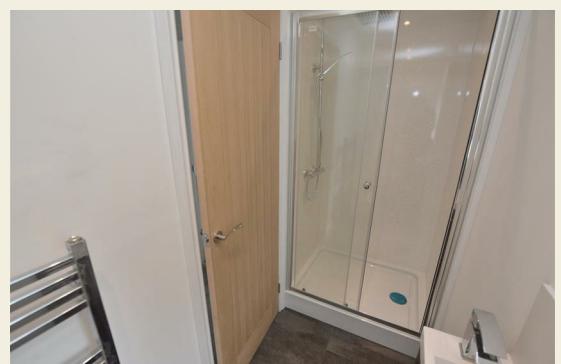
With radiator, spotlights to ceiling, fitted carpet, double glazed window with aspect to the front and internal oak veneer door with chrome fittings.



Shower Room

9'2" x 3'5" (2.81 x 1.06)

With separate shower cubicle with chrome shower, fitted wash basin with chrome fittings with fitted storage cupboard beneath, low level WC, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, double glazed obscure window and internal oak veneer door with chrome fittings.



Staircase Leading To Bedroom Three
With fitted carpet.

Bedroom Three

14'6" x 11'1" x 10'4" (4.43 x 3.38 x 3.15)

With fitted carpet, concealed combination boiler, double glazed window with aspect to the side and two double glazed Velux windows.



Garden

To the rear of the property there is a small garden.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

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