



3 Bed House - Semi-Detached

8 Brook Close, Quarndon, Derby DE22 5JG

Offers Over £375,000 Freehold



3



2



1



D

Fletcher
& Company

www.fletcherandcompany.co.uk

- Family Semi-Detached Home
- Ecclesbourne School Catchment Area
- Close to Kedleston Estate & Countryside
- Potential To Extend - Now Lapsed - AVA/2022/0547 - Amber Valley
- Lounge, Dining Area & Study Area
- Kitchen, Utility Room, Cloakroom/WC
- Three Bedrooms & Luxury Family Bathroom
- Gardens to Front, Side & Rear
- Driveway for Approximately Five Vehicles & Garage
- No Chain Involved

ECCLESBOURNE SCHOOL CATCHMENT AREA - This three bedroom semi-detached house presents an excellent opportunity for families seeking a comfortable home with potential to extend.

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

Entrance Hall

10'6" x 6'10" (3.22 x 2.09)

With panelled entrance door, tiled effect flooring, designer radiator, glazed obscure window to side and split level staircase leading to first floor.

Cloakroom

5'6" x 2'11" (1.68 x 0.89)

With low level WC, wash basin, tile splashbacks, tiled flooring, double glazed obscure window and internal stripped panelled door.



Lounge Area

13'4" x 11'11" (4.07 x 3.64)

With chimney breast, designer radiator and double glazed window to front.



Dining Area

11'9" x 7'1" (3.60 x 2.16)

With open square archway leading to lounge and open square archway leading to study area.



Study Area

11'0" x 7'0" (3.37 x 2.14)

With radiator and double glazed French door to rear.



Kitchen

10'1" x 9'3" (3.08 x 2.84)

With single stainless steel sink unit with chrome mixer tap, wall and base units with matching worktops, built-in four ring electric hob, built-in double electric fan assisted oven, tiled effect flooring, tile splashbacks, integrated fridge, plumbing for dishwasher, concealed central heating boiler, radiator and double glazed window.



Utility Room

13'1" x 7'3" x 5'10" x 2'11" (3.99 x 2.23 x 1.79 x 0.91)

With wall and base cupboards with matching worktops, plumbing for automatic washing machine, space for tumble dryer, matching tiled effect flooring, radiator, double glazed window, stable door giving access to rear garden, additional stable door giving access to side garden and alcove space for fridge/freezer.



First Floor Landing

7'11" x 2'10" (2.43 x 0.88)

With double glazed window to side and access to roof space.

Bedroom One

11'11" x 9'4" (3.64 x 2.85)

With radiator, deep skirting boards and architraves, high ceiling and double glazed window to rear.



Bedroom Two

11'3" x 8'11" (3.44 x 2.74)

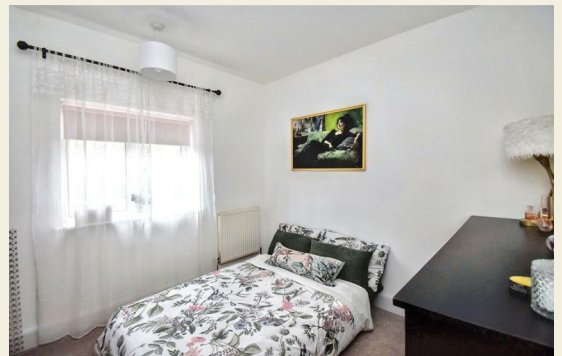
With radiator, deep skirting boards and architraves, high ceiling and double glazed window to front.



Bedroom Three

9'10" x 9'1" (3.02 x 2.78)

With radiator, deep skirting boards and architraves, high ceiling and double glazed window to rear.



Luxury Family Bathroom

9'2" x 6'11" (2.80 x 2.13)

A four piece bathroom with featured egg shaped bath with mixer tap/hand shower attachment, fitted wash basin, low level WC, large walk-in shower, attractive fully tiled walls with matching tiled flooring, heated towel rail/radiator, high ceiling, spotlights to ceiling, extractor fan, double glazed window and sliding pocket door.



Roof Space

With loft ladder, boards for storage and potential for conversion (subject to planning permission)

Front Garden

The property is set well back behind a deep, lawned fore-garden with small trees and hedgerows.



Side Garden

The garden is laid to lawn with small trees, flower beds, greenhouse and space for storing wheelie bins.



Rear Garden

To the rear of the property is a small, manageable, paved garden.



Generous Driveway

A generous driveway provides car standing spaces for approximately five vehicles.



Garage

15'10" x 14'3" (4.84 x 4.35)

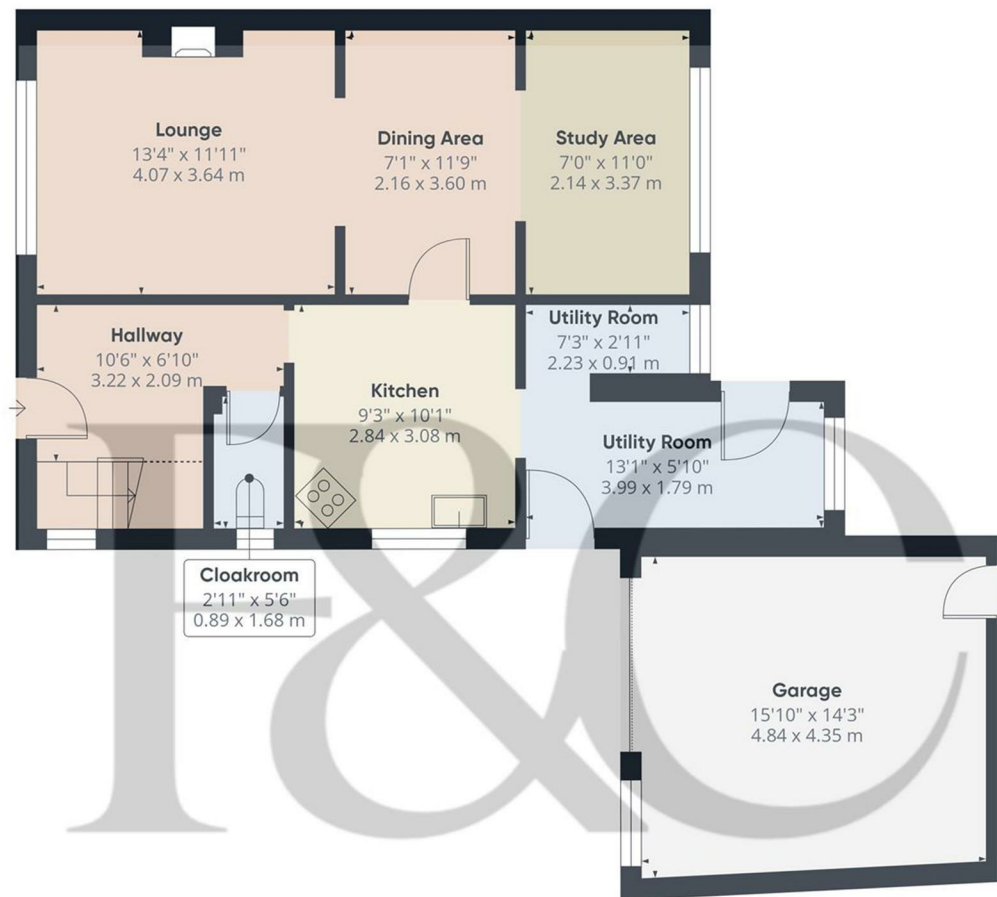
With power and lighting, up and over front door and rear access door.

Potential To Extend

Planning Permission was past but now lapsed to extend – Planning reference: AVA/2022/0547 – Amber Valley – Demolition of garage, construction of a new ground floor rear extension and a two-storey side extension, to further enhances its appeal, allowing for personalisation and the opportunity to create your dream living space. Additionally, potential loft conversion (subject to planning permission).



Council Tax - C



Floor 0

Approximate total area⁽¹⁾

835 ft²
77.6 m²

Reduced headroom

12 ft²
1.1 m²

(1) Excluding balconies and terraces

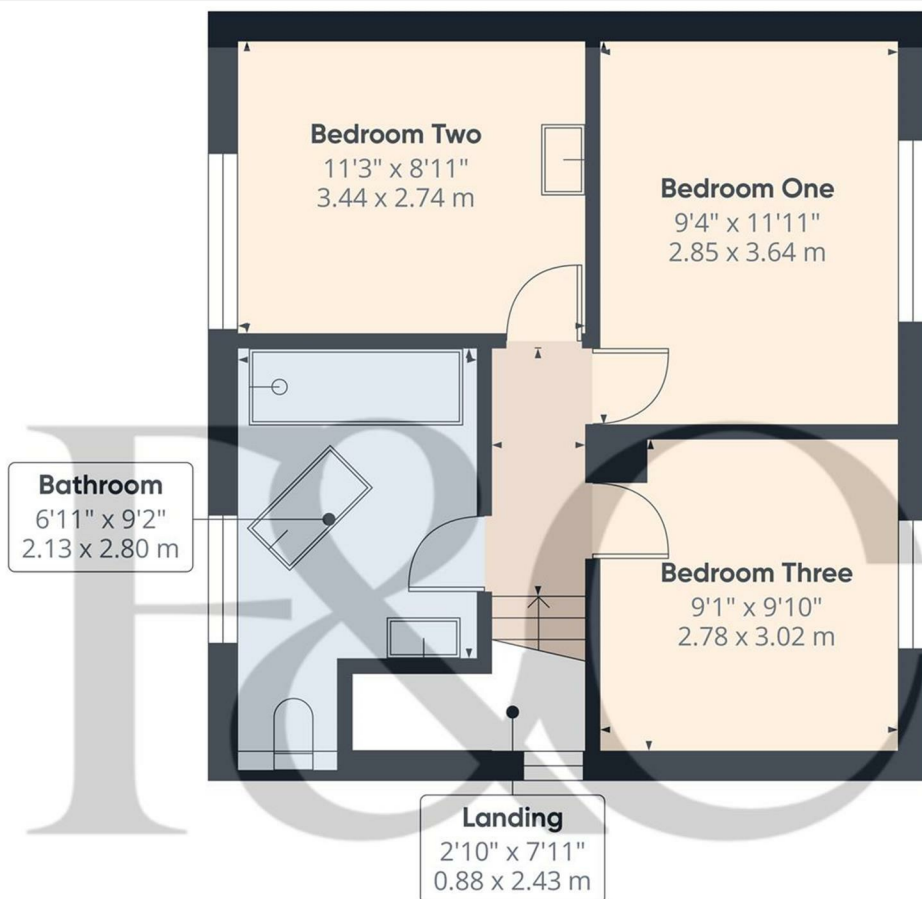
Reduced headroom

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

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.



Floor 1

Approximate total area⁽¹⁾
398.26 ft²
37 m²

(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.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	82
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.