



## 3 Bed House - Semi-Detached

Lynwood, 10 The Common, Quarndon, Derby DE22 5JY  
Offers Around £550,000 Freehold



**Fletcher**  
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- Charming Semi-Detached Bay Fronted Property
- Ecclesbourne School Catchment Area
- Lounge & Dining Room
- Fitted Kitchen
- Garden Room
- Three Bedrooms & Fitted Bathroom
- Well Established Generous Garden
- Block Paved Driveway - Two Cars
- Prime Location in Quarndon
- Close To Cricket Club & Countryside

ECCLESBOURNE SCHOOL CATCHMENT AREA - Most charming three bedroom semi-detached home of style and character located in a prime position in Quarndon Village.

The property is believed to date back to the mid 1830's and has an attractive symmetrical facade with twin bay windows beneath a traditional pitched slate roof.

The accommodation offers on the ground floor, entrance hall, lounge, study, kitchen, garden room and utility/cloakroom. The first floor landing leads to three bedrooms and family bathroom. ( useful boarded roof space )

Being of a major asset and sale to this particular property is its well stocked garden laid to lawn with flowerbeds, shrubs, trees, vegetable plot, raised patio, greenhouse and shed.

A block paved driveway provides car standing spaces for two cars.

#### 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.

#### Accommodation

##### Ground Floor

##### Entrance Hall

With panelled entrance door, deep skirting boards and architraves, high ceilings, radiator, dado rail and staircase leading to first floor.

## Lounge

14'3" into bay x 11'5" (4.35 into bay x 3.50)

With chimney breast with feature fireplace with inset living flame gas fire and raised hearth, deep skirting boards and architraves, high ceilings, coving to ceiling, picture rail, bay window with sash double glazed window to front, radiator and internal panelled door.



## Dining Room

14'2" into bay x 11'6" (4.33 into bay x 3.53)

With fireplace with surrounds with inset living flame gas fire and raised hearth, deep skirting boards and architraves, high ceilings, coving to ceiling, picture rail, fitted wall lights either side of chimney breast, bay window with sash double glazed window, radiator and internal panelled door.



## Kitchen

14'5" x 8'10" (4.40 x 2.70)

With one and a half stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with Askilan worktops, built-in stainless steel five ring Smeg gas hob with stainless steel extractor over, built-in double electric fan assisted oven, integrated Neff fridge, integrated Neff dishwasher, two Neff freezers, concealed Ideal Mexico boiler, charming quarry tiled flooring, spotlights to ceiling, internal character window, large heated towel rail/radiator and stable door giving access to garden room.



## Inner Lobby

With built-in storage cupboard, matching charming quarry tiled flooring, door giving access to cellar and coat hangers.

## Cloaks/Laundry

5'9" x 3'5" (1.77 x 1.06)

With low level WC, plumbing for automatic washing machine, matching charming quarry tiled flooring, fitted washbasin, painted beams to ceiling, half panelled wall and internal panelled door.

## Cellar

11'6" x 11'1" (3.53 x 3.40)

With power and lighting, electric consumer box, gas meter and cellar pump.

## Garden Room

15'4" x 11'10" (4.69 x 3.61)

With three radiators, featured lantern style window with opening windows, two side double glazed windows and double glazed bi-folding doors opening onto large private garden.



## First Floor

### Landing

With deep skirting boards and architraves and high ceilings.

### Bedroom One

11'7" x 10'3" (3.54 x 3.13)

With a good range of fitted wardrobes including wall cupboards and also has the charming period style fireplace behind the cupboards, deep skirting boards and architraves, high ceilings, picture rail, radiator, sash double glazed window to front, walk-in store/wardrobe area with shelving and internal panelled door.



## Bedroom Two

11'8" x 11'6" (3.56 x 3.53)

With chimney breast with charming display period fireplace, deep skirting boards and architraves, high ceilings, picture rail, radiator, sash double glazed window to front and internal panelled door.



## Bedroom Three

14'4" x 7'5" (4.39 x 2.27)

With radiator, multipaned character window to rear with secondary double glazing and internal panelled door.



## Family Bathroom

11'1" x 5'4" (3.40 x 1.64)

With bath with electric shower over with shower screen door, fitted washbasin with fitted base cupboard underneath, low level WC, heated towel rail/radiator, spotlights to ceiling, built-in cupboard housing the high-efficiency hot water cylinder with shelving, double glazed window overlooking private garden and internal panelled door.



## Roof Space

Accessed via a loft ladder with good boarding for storage and light.

## Garden

Being of a major asset and sale to this particular property is its large, well stocked garden laid to lawn with flowerbeds, shrubs, trees, vegetable plot, raised patio, greenhouse and shed.



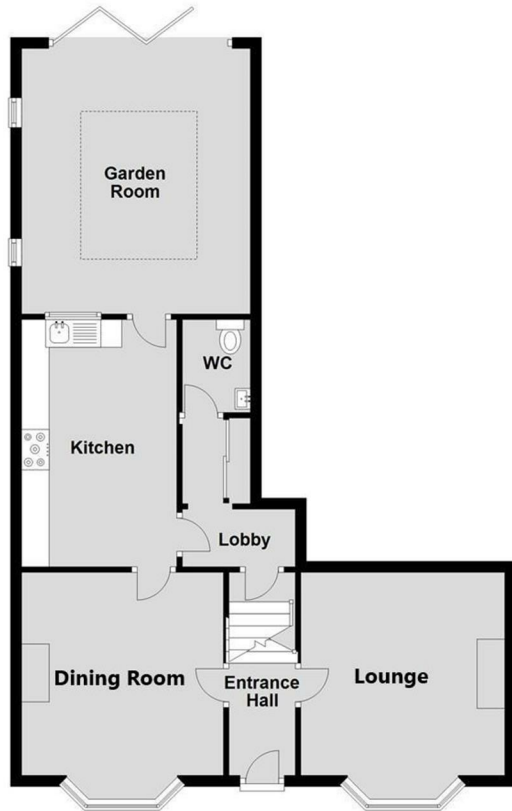
## Driveway

A block paved driveway provides car standing spaces for two cars.

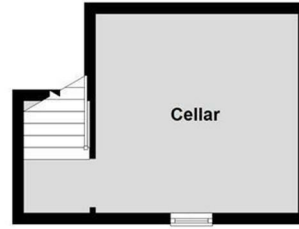
## Council Tax Band - F

Amber Valley

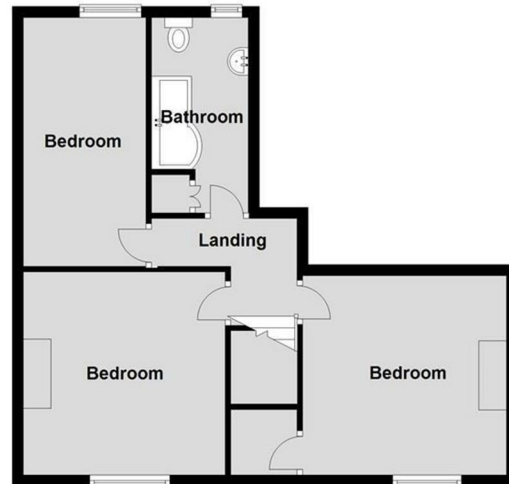
Ground Floor



Basement



First Floor



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	61	
(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 CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</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 environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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