



4 Bed House - Detached

1 Montpelier, Quarndon, Derby DE22 5JW
Offers Around £975,000 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Beautiful Detached Home in Quarndon
- Ecclesbourne School Catchment Area
- Lounge, Dining Room, Conservatory
- Living Kitchen with Family Room
- Study, Utility & Cloakroom
- Four Bedrooms & Three Bathrooms
- Landscaped Gardens
- Generous Driveway – Plenty of Car Parking
- Double Garage with Electric Door
- Benefits From Solar Panels & Battery – High Energy Efficiency – EPC rating B

ECCLESBOURNE SCHOOL CATCHMENT AREA – Beautiful four bedroom detached property located close to the charming walks over Bunkers Hill to Duffield and providing quality style and space fronting Burley Lane.

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.

Accommodation

Ground Floor

Porch

7'2" x 4'7" (2.19 x 1.41)

With entrance door with inset leaded windows, Amtico floor and internal glazed door giving access to the entrance hall.

Entrance Hall

18'9" x 11'5" (5.74 x 3.50)

With coving to ceiling with centre rose, dado rail, radiator, under-stairs storage cupboard and split-level staircase leading to the first floor.

Cloakroom

7'6" x 3'10" (2.31 x 1.19)

With WC, wash basin, radiator, tiled splash-back, wood effect flooring, coving to ceiling, fitted wall lights, mirror and double glazed obscure window.

Lounge

23'5" x 14'1" (7.16 x 4.31)

With feature fireplace with flame effect electric fire, coving to ceiling with centre rose, two radiators, double glazed bow window with deep window sill and aspect to the front, double glazed bow window to side with deep window sill and internal French style glazed doors.



Dining Room

14'2" x 13'8" (4.33 x 4.17)

With radiator, dado rail, coving to ceiling, double glazed bow window with deep window sill to side and internal sealed unit double glazed French doors opening into the conservatory.



Conservatory

21'0" x 10'2" (6.42 x 3.11)

With tiled flooring with under-floor heating, radiator, thermal roof and double glazed French doors opening onto sun patio and private garden.



Family Room

16'9" x 10'10" (5.13 x 3.31)

With Amtico flooring, coving to ceiling, spotlights to ceiling, radiator, open archway leading into the living kitchen and two sets of double glazed French doors opening onto sun patio and private garden.



Living Kitchen

14'10" x 13'5" (4.53 x 4.11)

With one and a half bowl inset stainless steel sink unit with food waste disposal unit, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with attractive matching granite worktops, matching central fitted breakfast island again with granite worktops and fitted base cupboards beneath, built-in four ring induction hob with extractor hood over, built-in double electric fan assisted oven, built-in microwave, integrated fridge and integrated dishwasher. Spotlights to ceiling, Amtico flooring, two radiators, double glazed window overlooking the private garden, concealed worktop lights and open archway leading into the family room.



Side Hallway

17'10" x 2'11" (5.44 x 0.90)

With matching tiled effect flooring, radiator, double glazed side access door, integral door leading to the utility room and integral door giving access to extra large double garage.

Utility Room

16'11" x 5'10" (5.16 x 1.80)

With single stainless steel sink unit with mixer tap, fitted wall and base cupboards with matching worktops, plumbing for automatic washing machine, space for tumble dryer and two double glazed windows.

First Floor Landing

With coving to ceiling, dado rail, double glazed window, access to the roof space, radiator, double built-in storage cupboard and built-in cupboard housing the hot water cylinder.

Bedroom One

18'4" x 14'2" (5.60 x 4.34)

With a good range of fitted bedroom furniture including fitted wardrobes with cupboards above, matching dressing table, radiator, coving to ceiling and double glazed window with aspect to the front.



En-Suite Bathroom

11'0" x 7'8" (3.36 x 2.35)

With bath, wash basin, WC, separate shower cubicle with shower, tiled effect flooring, tiled splash-backs, fitted wall cupboards, mirror, spotlights to ceiling, heated towel rail/radiator and double glazed obscure window.



Bedroom Two

13'5" into wardrobes x 13'3" (4.09 into wardrobes x 4.04)

With fitted wardrobes with cupboards above and matching chest of drawers, radiator, coving to ceiling and double glazed window with aspect to the rear.



Jack & Jill En-Suite

6'5" x 6'3" (1.98 x 1.93)

With separate corner shower cubicle with chrome shower, pedestal wash hand basin, low level WC, tiled splash-backs, tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling and double glazed obscure window.



Bedroom Three

13'6" into wardrobes x 12'0" (4.14 into wardrobes x 3.68)

With fitted wardrobes, coving to ceiling, radiator and double glazed window with aspect to the rear.



Study

10'9" x 6'3" (3.29 x 1.91)

With fitted corner worktop, spotlights to ceiling, radiator, double glazed Velux window, double glazed rear window and storage cupboards.

Bedroom Four

12'5" into wardrobes x 8'11" (3.81 into wardrobes x 2.72)

With fitted wardrobes, radiator and double glazed window to the side.



Family Bathroom

7'8" x 6'10" (2.35 x 2.10)

With corner bath with shower over and shower screen door, pedestal wash hand basin, low level WC, tiled splash-backs, tiled flooring, spotlights to ceiling and heated towel rail/radiator.



Garden

Being of a major asset to the sale of this particular property is its beautiful, well kept mature, sunny garden that extends to the rear and side of the property and can only be appreciated when viewed. The garden enjoys shaped lawns, a varied selection of shrubs, plants and trees and a large sun patio.



Generous Driveway

A large tarmac driveway with block paved edges provides car standing spaces for approximately five/six cars.



Integral Double Garage

23'5" x 20'2" (7.16 x 6.15)

With concrete floor, power, lighting, solar storage battery, two electric front doors and integral door giving access to the property.



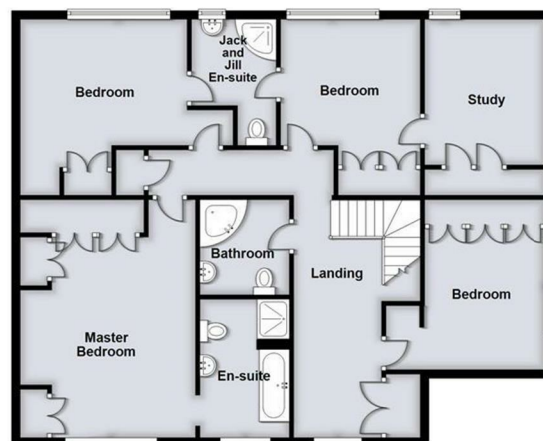
Council Tax Band G



Ground Floor



First Floor



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		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

85

88

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	