4 Bed House - Detached

Oak Cottage, 14 The Common, Quarndon, Derby DE22 5JY

Offers Around £565,000 Freehold

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Fletcher & Company

www.fletcherandcompany.co.uk

- Charming Detached Cottage
- Ecclesbourne School Catchment Area
- Lounge & Family/Dining Room
- Kitchen/Dining Room
- Utility & Cloakroom
- Four Bedrooms & Family Bathroom
- Private Gardens
- Driveway & Garage
- Prime Location in Quarndon Village
- Close to Cricket Club & Countryside Walks

ECCLESBOURNE SCHOOL CATCHMENT AREA - A four bedroom detached village cottage set in a prime location in Quarndon. Close to Cricket Club & Countryside Walks.

The Location

The property is located in the highly sought-after village of Quarndon, approximately three miles north of Derby city centre. The village enjoys a charming community atmosphere and offers amenities including a cricket ground and the renowned public house, The Joiners. Quarndon also benefits from a well-regarded primary school (The Curzon Church of England) and falls within the catchment area for an excellent secondary school, Ecclesbourne in Duffield.

The popular village of Duffield is situated just two miles away and provides a wide range of everyday amenities and services. For leisure enthusiasts, highly regarded golf courses at Duffield and Kedleston are also conveniently close by.

Accommodation

Ground Floor

Porch

5'8" x 2'0" (1.73 x 0.63)

With double opening, half glazed entrance door, tile flooring, matching windows and internal half glazed door giving access to hallway.

Hallway

10'6" x 5'6" (3.21 x 1.69)

With deep skirting boards and architraves, high ceiling, tile flooring, radiator and staircase leading to first floor with stripped balustrade.

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Cellar

With brick steps, light and providing storage with stripped latch door.

Lounge

15'10" x 10'6" (4.83 x 3.21)

With chimney breast incorporating inset stone lintel with log burning stove with raised stone hearth, deep skirting boards and architraves, high ceiling, wall lights, radiator, bay window incorporating three sash multi-pane windows to front and internal panelled door.

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Dining/Family Room

16'0" x 10'11" (4.90 x 3.35)

With exposed brick chimney breast incorporating stone surrounds with log burning stove with raised quarry tile hearth, floor to ceiling storage cupboard with stripped doors, wall lights, deep skirting boards and architraves, high ceiling, radiator and double glazed sliding patio door opening onto garden.

Kitchen/Dining Room

18'2" x 10'11" (5.56 x 3.33)

With Belfast style sink with hot and cold tap, wall and base cupboards with granite worktops, character beams to ceiling, quarry tile flooring, exposed brick chimney breast incorporating gas fired Aga, wine rack, exposed brick walls, window to side, double glazed window to rear and stable door giving access to garden.

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Inner Lobby

5'6" x 3'1" (1.68 x 0.95)

With matching quarry tile flooring, internal stripped latch door giving access to kitchen/dining room, open archway leading to utility room and integral door giving access to garage.

Utility

7'5" x 5'8" (2.27 x 1.75)

With single sink with hot and cold tap, central heating boiler, plumbing for automatic washing machine, matching quarry tile flooring and internal window.

Cloakroom

6'10" x 5'3" (2.09 x 1.62)

With low level WC, wash basin, tile splashbacks, quarry tile flooring, radiator, storage for coats and shoes and internal stripped latch door.

First Floor Landing

8'8" x 2'10" (2.66 x 0.87)

With deep skirting boards and architraves, high ceiling, period style sash window to side, access to roof space and built-in linen cupboard.

Bedroom One

12'11" x 11'1" (3.94 x 3.39)

With chimney breast incorporating display period style fireplace, character archway, deep skirting boards and architraves, high ceiling, fitted wall lights, radiator, built-in wardrobe with access to roof space and internal stripped panelled door.

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Bedroom Two

10'5" x 9'1" (3.18 x 2.78)

With deep skirting boards and architraves, high ceiling, radiator, period style multi-pane sash window to front and stripped internal panelled door.

Bedroom Two

10'4" x 7'6" (3.17 x 2.31)

With chimney breast, character archway, deep skirting boards and architraves, feature wallpaper wall, radiator, period sash multi-pane window to front and internal panelled door.

En-Suite WC

4'1" x 2'9" (1.26 x 0.85)

With low level WC, wash basin, radiator, extractor fan and stripped latch door.

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Bedroom Three

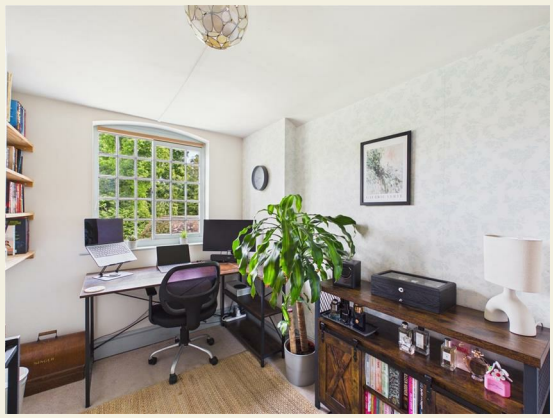
10'0" x 8'2" (3.07 x 2.51)

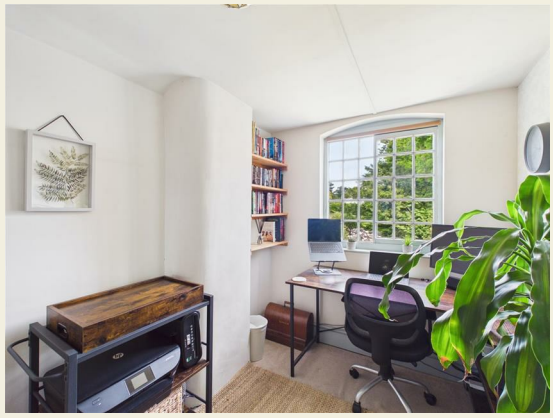
With exposed wood floors, radiator, spotlights to ceiling, sealed unit double glazed multi-pane window to rear and internal stripped internal panelled door.

Bedroom Four

11'0" x 7'1" (3.36 x 2.18)

With radiator, multi-pane Yorkshire sash style window to rear and internal stripped panelled door.





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Family Bathroom

8'7" x 7'1" (2.64 x 2.17)

With claw feet slipper bath with mixer tap/hand shower attachment, pedestal wash handbasin, low level WC, separate shower cubicle with electric shower, exposed wood floors, spotlights to ceiling, heritage style towel rail/radiator, deep skirting boards and architraves, high ceiling, panelling to walls, lantern style window, sealed unit double glazed window to front and internal panelled door.

Front Garden

The property is set back from the attractive The Common behind a brick retaining wall and small fore-garden which is well-stocked with roses.

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Rear Garden

To the rear of the property is a private, enclosed rear garden laid to lawn with upper and lower patio areas providing a pleasant sitting out and entertaining space. Brick store.

Driveway

A paved driveway provides car standing spaces for two cars.

Garage

16'0" x 7'9" (4.89 x 2.38)

With power and lighting.

Council Tax Band F

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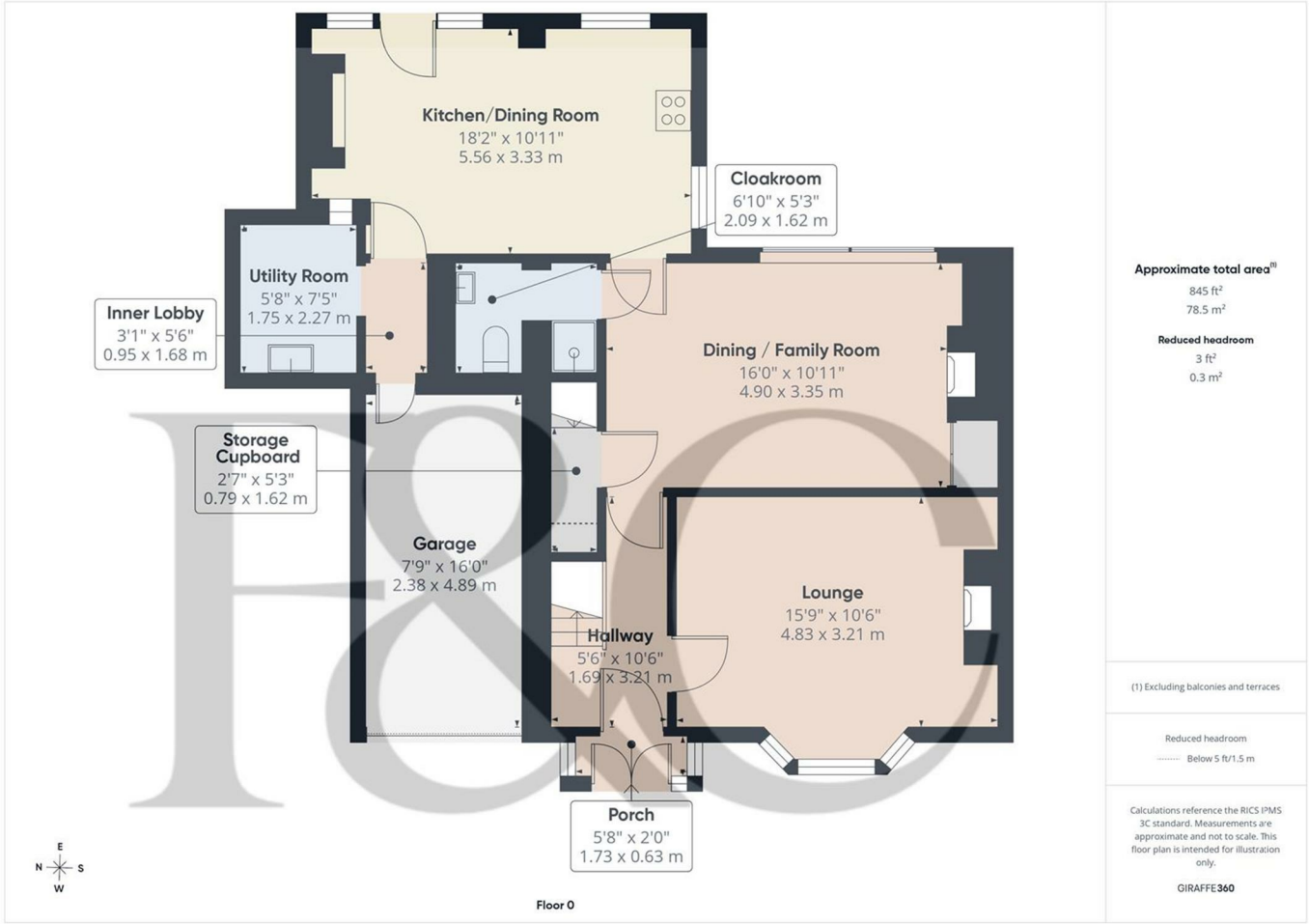

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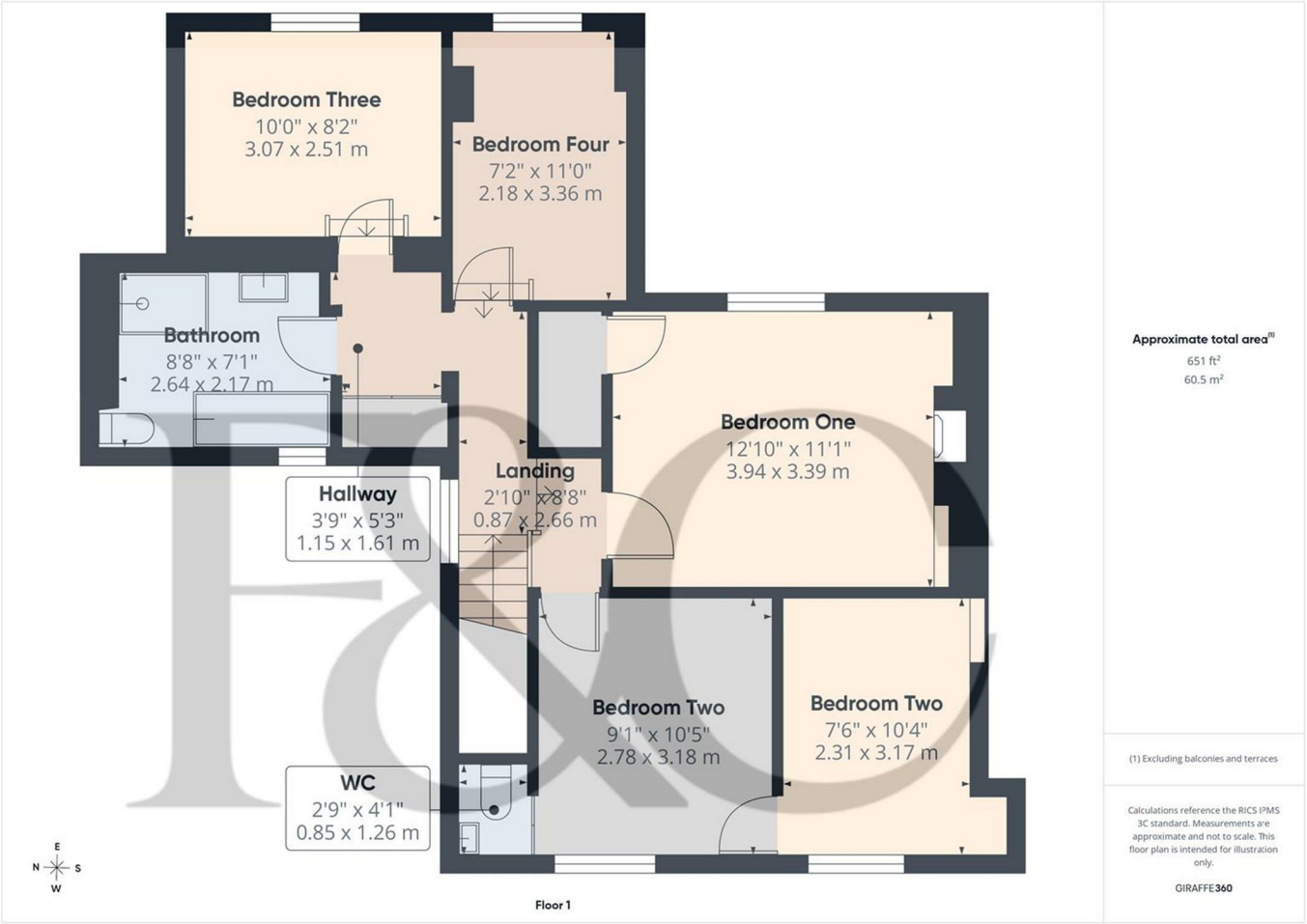
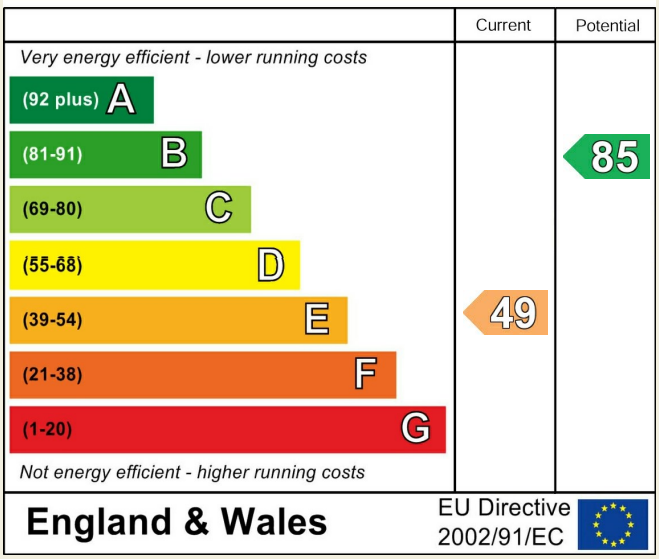
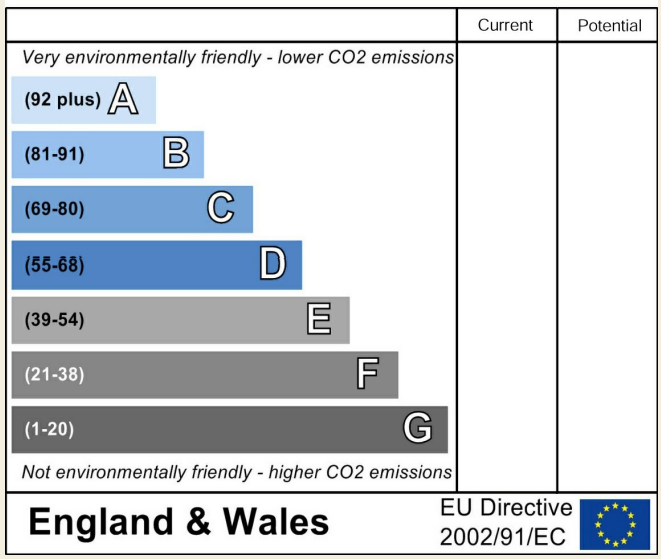


Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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