



6 Bed House - Detached

99 Burley Lane
Quarndon
Derby
DE22 5JR

£3,995 Per Calendar Month

Fletcher
& Company

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Derby
DE22 5JR



- Beautifully Presented Executive Property - Six Bedrooms, Five En-Suites
- Available Immediately
- Private Gated Access to this Truly Remarkable & Secure Residence
- Generous Gardens Set In Just Over One Acre - Extended Attractive Sun Patio/Terrace
- South-Facing Rear Garden Backing onto Allestree Park
- Almost 5000 sq.ft Of Outstanding Property
- High Specification Throughout With No Expense Spared
- Principle Bedroom With Dressing Room & Luxury En-Suite
- Outstanding Throughout Offering Flexible Living Space
- Gardener Available

Lombard House is a stunning property located on Burley Lane in the charming village of Quarndon, set in just over an acre. This magnificent detached residence boasts three reception rooms providing ample space for entertaining guests or simply relaxing with your family, five/six spacious bedrooms and six modern bathrooms, all set over three floors with no expense spared.

The property is set back behind private gates providing access to an impressive driveway with ample car parking space and a grand entrance into the vast open and light hallway, leading to a cosy snug, utility room with access off to a large boot room, superb study offering unspoilt views over the rear garden, guest cloakroom and separate room which could be used as an additional office, bedroom or inside large gym space. Towards the rear of this magnificent property is the open plan, world class living kitchen/dining room.

The property also features Hik Vision, Heatmiser, app controlled heating and lighting, state of the art alarm system, in-built speakers and wall lighting throughout, LED lighting and motion sensor bathroom lighting. Access to this sublime residence is via CCTV intercom gated system that can be controlled manually within the property, or remotely via selected devices.

Nestled in a picturesque location, this property offers the perfect blend of tranquility and convenience. The village of Quarndon provides a peaceful retreat from the hustle and bustle of city life, whilst still being within easy reach of Derby's amenities and transport links.

This unique property is available immediately.





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.

Accommodation

STYLE AT ITS VERY FINEST - An ultra impressive detached home set well back from Burley Lane in a private gated location.

Lombard House is situated in the sought after village of Quarndon, Derbyshire. This unique executive property is available in September (Opportunity to take sooner - discuss with branch) on a long term basis.

Ground Floor

Stunning Hallway

18'8" x 11'6" x 16'4" x 4'2" (5.71 x 3.51 x 5.00 x 1.29)
Entrance into this stunning, spacious reception hall with feature staircase leading to the first floor galleried landing having an attractive glass balustrade and floor-to-ceiling windows providing an extremely light and airy welcome with remote operated curtains.

Snug

14'11" x 13'11" (4.57 x 4.26)
A beautiful cosy and ambient room with feature log burning stove, period cast iron radiator, two windows and two wall lights.

Boot Room

13'0" x 6'7" (3.97 x 2.01)
A large room with rubber flooring, access to the utility room and access to the driveway.

Utility

13'8" x 9'1" (4.17 x 2.78)
With feature glass floor offering views over the basement and lift hatch (perfect for wine storage), fitted base units with worksurface over, inset sink unit with mixer tap, appliance space suitable for a washing machine and tumble dryer, radiator, spotlights to ceiling and useful floor-to-ceiling cupboards. Access to the basement is via this room.

Study

14'8" x 11'10" (4.48 x 3.63)
A magnificent study with beautiful open grate fireplace, built-in period style cupboard with glass display cupboard above, wood flooring and bay window.

Guest Cloakroom/WC

5'8" x 3'6" (1.75 x 1.07)
With low level WC, wall mounted wash handbasin with mixer tap over and radiator.

Reception Room/Bedroom 6

17'7" x 10'4" (5.37 x 3.17)
A versatile room with feature fireplace incorporating attractive electric fire, wood flooring, two windows, further bay window and sliding door opening into a further useful room with radiator, window and door to sun terrace.

Fabulous Open Plan Living Kitchen/Dining Room

36'1" x 25'6" (11.02 x 7.79)
Kitchen Area
A most light and spacious, wonderful, high specification fitted kitchen comprising a good range of wall and base units with worksurface over, inset double sink with mixer tap, inset gas hob with attractive splash-back and extractor fan above, integrated double oven, integrated fridge/freezer, two integrated dishwashers, feature ceiling with two skylight windows, further window, tiled flooring, with underfloor heating feature matching kitchen island extending to a breakfast bar area, further inset sink with mixer tap over and cupboards below, doors leading into the inner hallway, double opening doors opening into a useful pantry with ample storage and shelving and two patio doors overlooking the rear garden.

Living/Dining Area

A superb living space with feature ceiling and two further skylight windows,, log burning stove, underfloor heating to the living area, window and two further patio doors overlooking the rear garden.

First Floor

Galleried Landing

24'9" x 7'1" (7.56 x 2.17)
A most spacious and fabulous galleried landing with radiator and the continuation of the glass balustrade and windows enjoying stunning views.

Master Bedroom

13'8" x 12'7" (4.18 x 3.84)
With bay window offering superb views, further window, period style radiator, two wall lights and open access into the dressing area/walkway.

Dressing Area/Walkway

11'6" x 4'7" (3.51 x 1.41)
With rooftop access door, inset fitted shelving, radiator and doors giving access to the landing and shower room.

Shower Room

11'11" x 10'4" (3.64 x 3.17)
With His & Hers vanity units with wash handbasins and mixer taps over, illuminated mirror, fitted floor-to-ceiling storage cupboards, shower cubicle with shower, low level WC and window.

Bedroom Two

14'8" x 11'7" (4.49 x 3.54)
A beautiful room with feature cast iron period style fireplace, fitted cupboards to either side, period style radiator, bay window offering superb views and door to the en-suite bathroom.

En-Suite Bathroom

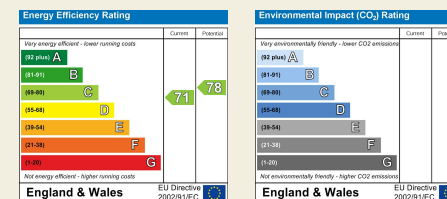
10'8" x 5'10" (3.27 x 1.80)
With a four-piece suite featuring a freestanding bath with accompanying and very stylish freestanding hot and cold water mixer tap, vanity unit with wash handbasin, separate shower cubicle, low level WC, ladder style radiator and window.



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