



## 4 Bed House - Detached

3 Church Road, Quarndon, Derby DE22 5JB

Offers Around £665,000 Freehold



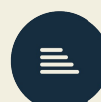
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- Highly Appealing Detached Home
- Ecclesbourne School Catchment Area
- Requiring Modernisation - Excellent Potential
- Enjoys Countryside Views to Rear
- Lounge & Family Room
- Kitchen/Dining Room & Utility Room
- Four Bedroom & Two Bathrooms
- Front & Rear Gardens
- Driveway & Integral Garage
- No Chain Involved

ECCLESBOURNE SCHOOL CATCHMENT AREA - This spacious detached house presents an excellent opportunity for those seeking a property with potential.

While the house requires modernisation, this presents a unique chance for buyers to put their personal stamp on the property and create their dream home.

Additionally, the property enjoys countryside views to the rear, providing a serene backdrop that enhances the overall appeal of the home. With no chain involved, the process of acquiring this property is made simpler, allowing for a smoother sale.

#### 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

13'0" x 5'11" (3.97 x 1.81)

With half glazed entrance door, two radiators, coving to ceiling, display alcove with shelving, understairs storage cupboard and staircase leading to first floor.

## Lounge

24'5" x 12'9" (7.45 x 3.89)

With inset gas fire, coving to ceiling, bay radiator, additional radiator, two circular windows to side, double glazed bay window to front and internal, glazed double opening doors.



## Family Room

11'3" x 10'11" (3.45 x 3.33)

With exposed wood floor, country views to rear, radiator, coving to ceiling, double glazed window to side, double glazed sliding patio door opening onto paved patio and internal glazed doors opening into kitchen/dining room.



## Kitchen/Dining Room

18'4" x 10'11" (5.59 x 3.33)

With a range of fitted units consisting of wall and base cupboards with matching worktops, built-in five ring gas hob, built-in double electric fan assisted oven, central heating boiler, kitchen island, tiled flooring, coving to ceiling, countryside views to rear, double glazed bay window with deep tiled window sill to rear, double glazed door giving access to garden.



### Utility

9'10" x 9'4" (3.02 x 2.87)

With single stainless steel sink unit with hot and cold tap, wall and base fitted cupboards, plumbing for automatic washing machine.



### Inner Hall

8'3" x 3'8" (2.54 x 1.12)

With tiled flooring, radiator, coving to ceiling and internal glazed door.

### Shower Room

8'0" x 2'10" (2.45 x 0.87)

With separate shower cubical with shower, pedestal wash handbasin, low level WC, fully tiled walls, tiled flooring and extractor fan.

### First Floor Landing

8'0" x 5'10" (2.45 x 1.78)

With radiator, built-in cupboard housing the central heating boiler, coving to ceiling and access to roof space.

### Bedroom One

13'7" x 11'3" (4.15 x 3.44)

With fitted wardrobes, radiator, coving to ceiling and double glazed bay window to front.



### Bedroom Two

9'11" x 8'1" (3.04 x 2.47)

With built-in wardrobes, coving to ceiling, open archway, double glazed bow window to front with deep windowsill.



### Bedroom Two

8'4" x 8'3" (2.55 x 2.52 )

With radiator, coving to ceiling and double glazed bay window with deep windowsill to front.



### Bedroom Three

With built-in wardrobes, corner drawers, coving to ceiling, radiator, window to rear and countryside views.



### Bedroom Four

With gas fire, coving to ceiling, sealed unit double glazed window to rear, display alcove with shelving and countryside views.



## Family Bathroom

8'0" x 5'6" (2.45 x 1.69)

With bath with shower over, pedestal wash handbasin with fitted base cupboards underneath, low level WC, fully tiled walls, heated chrome towel rail/radiator and sealed unit double glazed window.



## Front Garden

The property is set back from the pavement edge behind a lawned fore-garden screened by bushes and trees.



## Rear Garden

The property benefits from a private, westerly facing enclosed garden with views over open fields and beyond to rear. The garden is laid to lawn with flower beds and paved patio.



## Driveway

A driveway provides car standing spaces for 2/3 cars and leads to an integral garage.

## Integral Garage

16'4" x 9'11" (5.00 x 3.04)

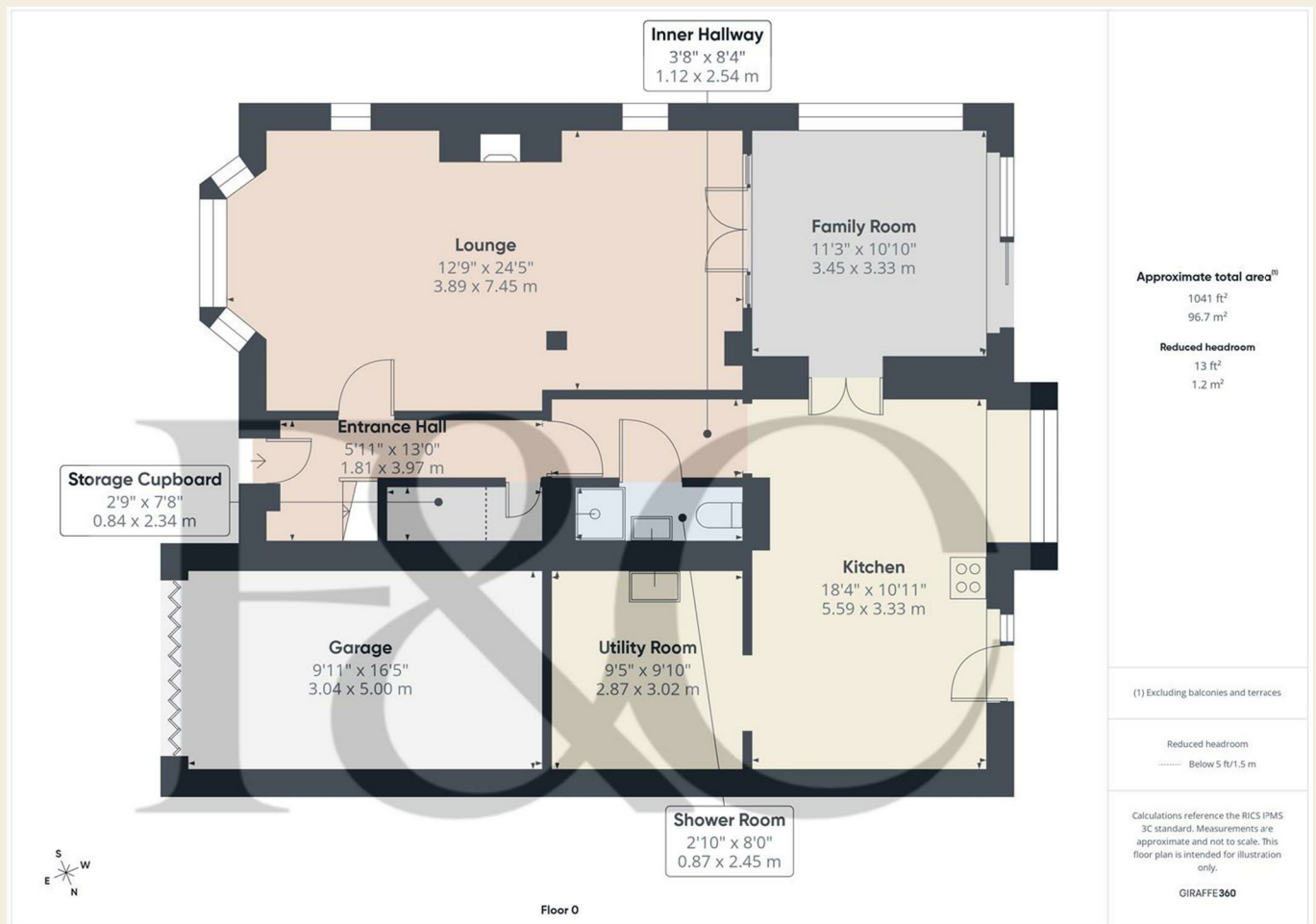
With power and lighting.



## Fields & Stable to Rear

There is a possibility, subject to agreement, for equestrian interest under an lease arrangement for the fields and stable to rear of the property. In the region of 5.5 acres - see vendor for further details.

## Council Tax Band G



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.



### 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>		<b>77</b>
(55-68) <b>D</b>	<b>62</b>	
(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>		
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