



5 Bed House - Detached

Hill Bank House, 2 The Common, Quarndon DE22 5JY

Price £1,150,000 Freehold



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- Georgian Detached House
- Ecclesbourne School Catchment Area
- Lounge, Study, Dining Room, Cinema Room
- Living Kitchen/Dining Room
- Utility Room, Cloakroom
- Four Double Bedrooms, Attic/Bedroom 5
- Three-En-suites, Family Bathroom
- Private Landscaped Garden, Golf/Gym
- Sweeping Driveway
- Large Attached Garage

A fine Georgian detached residence enjoying a prime location in the heart of Quarndon Village.

This charming home offers the perfect balance combining a period property with many original features together with all the modern expectations for today's living.

The accommodation offers elegant entrance hall with wide staircase, lounge with two log burners, study, cinema room, separate dining room, beautifully living kitchen/dining room with built-in appliances and bi-folding doors to sun decking, utility room, downstairs cloakroom, charming split-level landing, four double bedrooms, three en-suites, luxury family bathroom and useful attic room/bedroom.

The private landscaped gardens has been designed for low maintenance and ideal for the busy family or a lock-up and go! The garden is complemented by a heated Golf Simulator/Gym.

A feature resin driveway provides car standing spaces for several vehicles leading to a large attached garage.

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.

Ground Floor

Entrance Hall

16'9" x 7'9" (5.13 x 2.38)

With panelled entrance door with window over, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, period open archway, wide staircase with attractive balustrade leading to the first floor, tiled flooring, radiator and panelled door giving access to the cinema room.

Through Lounge

29'0" x 12'11" (8.86 x 3.96)

With two central chimney stacks with stone fireplace incorporating a multi-burner stove and raised slate hearth, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, two radiators, period style multi-pane sash window to the front with original internal shutters, internal panelled door giving access to the entrance hall, fitted book shelving to the left hand side of the chimney breast and double glazed French doors opening onto the superb landscaped private gardens.



Play Room/Study

13'10" x 7'8" (4.22 x 2.35)

With deep skirting boards and architraves, high ceiling, spotlights to ceiling, fitted shelving incorporating desk, sash multi-paned window over looking the private landscaped rear garden, fitted book shelving, radiator and internal panelled door.



Dining Room

14'0" x 13'1" (4.27 x 4.00)

With chimney breast with featured stone fireplace incorporating an open grate fire and raised granite hearth, wood flooring, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, picture rail, radiator, multi-paned sash period style window with aspect to the front and internal panelled door. (New flue liner within the chimney stack enabling use of a multi-burner stove if desired – see vendor for further details.)



Living Kitchen/Dining Room

28'6" x 14'8" (8.70 x 4.49)



Dining Area

Having tiled flooring with under-floor heating, deep skirting boards and architraves, high ceiling, spotlights to ceiling, four double glazed floor to ceiling windows, featured double glazed bi-folding doors opening onto the landscaped private garden and open space leading into the kitchen area.



Kitchen Area

With one and a half bowl stainless steel sink unit with chrome mixer tap, base units with drawer and cupboard fronts and wall and base fitted units with attractive matching worktops. Matching large central breakfast island again with matching worktops and also incorporating a Neff induction hob with extractor hood over and having excellent storage with base cupboards and drawers. Wall cupboards, built-in wine cooler, concealed worktop lights, matching tiled flooring with under-floor heating, Neff appliances including built-in coffee machine, built-in electric fan assisted oven, built-in combination microwave oven with warming drawer, built-in electric fan assisted grill, two integrated fridge/freezers and integrated dishwasher. Deep skirting boards and architraves, high ceiling, spotlights to ceiling and open space leading into the dining area.



Utility Room

13'9" x 7'1" (4.20 x 2.17)

With single stainless steel sink unit with mixer tap, matching worktops, fitted base cupboard, a good range of further storage cupboards, plumbing for automatic washing machine, space for tumble dryer, tiled splash-backs, tiled flooring, two large heated chrome towel rails/radiators, spotlights to ceiling, extractor fan (boiler/high efficiency hot water cylinder) and internal panelled door.

Cloakroom

6'3" x 3'4" (1.92 x 1.04)

With WC, fitted wash basin with fitted base cupboard beneath, tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, sealed unit double glazed window and internal panelled door.

Lower Level

Steps lead down to a featured cinema room.

Cinema Room

13'9" x 14'3" (4.21 x 4.35)

With radiator, spotlights to ceiling, a comprehensive range of fitted storage cupboards, shelving, wine rack and a built-in wine cooler.



First Floor

Featured Landing

A charming landing with a split-level staircase with attractive balustrade, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, period open archway, multi-paned sash window with aspect to the front and panelled door giving access to a staircase which leads to an attic room/bedroom.

Double Bedroom One

13'10" x 13'0" (4.24 x 3.97)

With chimney breast incorporating a featured display stone fireplace with tiled hearth, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, radiator, multi-paned sash period style window with aspect to the front and internal panelled door.



Dressing Room

13'5" x 7'0" (4.10 x 2.14)

With a comprehensive range of fitted storage units with clothes rails, drawers and shelving, double glazed Velux window with fitted blind and radiator.

En-Suite One

8'7" x 3'2" (2.62 x 0.97)

With shower enclosure with chrome fittings including shower, fitted wash basin with chrome fittings with illuminated fitted mirror above, low level WC, fully tiled walls, matching tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, sealed unit double glazed window and internal panelled door.



Double Bedroom Two

13'10" x 12'11" (4.22 x 3.95)

With chimney breast, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, radiator, multi-paned sash period style window with aspect to the front and internal panelled door.



Dressing Room

9'4" x 7'8" (2.85 x 2.36)

With a comprehensive range of fitted storage units with clothes rail, drawers, shelving, base cupboards, spotlights to ceiling, radiator and a sealed unit double glazed window.

En-Suite Two

8'5" x 3'10" (2.58 x 1.18)

With shower enclosure with chrome fittings including shower, fitted wash basin with chrome fittings with illuminated fitted mirror above, low level WC, fully tiled walls, matching tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, sealed unit double glazed window and internal panelled door.



Double Bedroom Three

13'10" x 12'9" (4.24 x 3.89)

With chimney breast, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, sash multi-paned window overlooking the landscaped private rear garden and internal panelled door.



En-Suite Three

8'4" x 3'10" (2.56 x 1.17)

With shower enclosure with chrome fittings including shower, fitted wash basin with chrome fittings with illuminated fitted mirror above, low level WC, fully tiled walls, matching tiled flooring with under-floor heating, sealed unit multi-paned window overlooking the landscaped private rear garden and internal panelled door.

Double Bedroom Four

14'8" x 13'7" (4.48 x 4.15)

With deep skirting boards and architraves, high ceiling, radiator, double glazed window and internal panelled door.



Family Bathroom

13'10" x 9'4" (4.22 x 2.85)

With bath with chrome fittings, twin wash basins with chrome fittings both having fitted drawers beneath and granite worktops, large double walk-in shower enclosure with chrome fittings including shower and also incorporating two illuminated display alcoves, tiled splash-backs, tiled flooring with under-floor heating, spotlights to ceiling, high ceiling, radiator, extractor fan, built-in storage cupboard, a further display alcove with spotlights and internal panelled door.



Stairs Leading To:

Attic Room/Bedroom

13'10" x 12'1" (4.23 x 3.70)

With two beams, multi-paned sash period style window to the rear, radiator and storage into the eaves.

Private Landscaped Garden

To the rear of the property is a thoughtfully laid out, low maintenance, landscaped, sunny garden complemented by featured composite decking with inset lighting and a chrome balustrade together with artificial turf, raised boxed beds, inset trampoline space and a featured charming old tree with a children's adventure play area including slide and climbing frame.



Heated Golf Simulator/Gym

15'11" x 8'10" (4.87 x 2.71)

Fully insulated, spotlights to ceiling, radiator and two double glazed Velux windows.



Driveway

The property benefits from a featured double width resin driveway providing car standing spaces for several vehicles.


Large Attached Garage

21'3" x 15'3" (6.48 x 4.66)


With concrete flooring, power, lighting, shelving, double glazed window to the rear, rear personnel door giving access to the garden, integral door giving access to the property and an electric up and over front door.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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 	

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 	

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