



## 5 Bed House - Detached

Overspring House 95 Burley Lane, Quarndon, Derby DE22 5JR  
Offers Over £1,500,000 Freehold



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# Fletcher & Company

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- Most Desirable Luxury Detached Home of High Quality
- South Facing Views – Backing onto Peaceful Allestree Parkland
- Living Kitchen/Dining/Sitting Room with High Specification Fittings
- Lovely Snug/Reading Area with Designer Log Electric Fire – Fitted Study with Open Views
- Main Bedroom with Raised Bath, Well Fitted Dressing Room & Superior En-suite
- Four/Five Bedrooms – Sumptuousness Family Bathroom & Family Shower Room
- Landscaped South Facing Gardens – Large Stone Patio/Terrace
- Large Block Paved Driveway For Multiple Vehicles
- Designer Garage with Carport – Garden Store
- A Truly Outstanding Home – A Real Must See – Viewing Absolutely Essential

**ECCLESBOURNE SCHOOL CATCHMENT AREA** – Luxurious four/five bedroom detached property with south facing garden enjoying views to the rear over Allestree Parkland within the sought after village of Quarndon.

High Economy Modern Home – Fully insulated with 100mm external wall insulation (EWI) with silicone render, 8.6 kw solar panel system with 10kw battery storage. EPC rating B.

A Truly Outstanding Home – A Real Must See – Viewing Absolutely Essential

#### **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 Duffield and Kedleston.

#### **Accommodation**

##### **Ground Floor**

###### **Entrance Hall**

31'8" x 22'9" (9.67 x 6.95)

With entrance door, radiator, wood effect flooring, useful coat/boot alcove with fitted storage and drawers, radiator, double glazed window with fitted blind and open square archway.

### Inner Hallway

With matching wood effect flooring, radiator, light tunnel window, spotlights to ceiling and feature floating oak staircase with inset lighting and glass balustrade leading to study.



### Snug/Reading Area

12'11" x 11'1" (3.95 x 3.38 )

With designer inset log effect electric fire, radiator, matching wood effect flooring, spotlights to ceiling, staircase with glass balustrade, beautiful views towards Allestree Park and beyond and two double glazed aluminium windows.



## Bedroom One

19'7" x 10'5" (5.99 x 3.20)

With feature high ceiling, radiator, far-reaching views, bespoke aluminium double glazed picture window to rear, aluminium double glazed window to side, additional aluminium double glazed door/window, fitted blinds, attractive raised bath with chrome mixer tap/hand shower attachment set on a raised tile base with underfloor heating, matching tile splashbacks and inset lighting and internal oak veneer door with chrome fittings.



## Dressing Room

17'3" x 4'7" (5.27 x 1.40)

A fabulous fitted dressing room providing comprehensive storage with built-in wardrobes, spotlights to ceiling, inset lighting, illuminated display alcoves, radiator, double glazed window with fitted blinds and internal obscure glazed door giving access to en-suite.



## Luxury En-Suite/Wet Room

9'3" x 5'4" (2.82 x 1.64)

With walk-in double shower with chrome fittings including inset rainfall shower head, fitted wash basin with fitted base cupboards underneath, low level WC, tile splashbacks, matching tile flooring with underfloor heating, sensored inset floor lighting, large fitted mirror, spotlights to ceiling, extractor fan, heated towel rail, wall mounted bathroom cupboard and aluminium double glazed window.



### Bedroom Two

12'9" x 12'0" (3.89 x 3.66)

With radiator, beautiful views towards Allestree Park to rear, aluminium double glazed window to rear, aluminium double glazed window to side, fitted blinds and internal oak veneer door with chrome fittings.



### Bedroom Three

10'11" x 10'4" (3.34 x 3.15)

With radiator, beautiful views towards Allestree Park to rear, aluminium double glazed window to rear aluminium double glazed window to side, fitted blinds and internal oak veneer door with chrome fittings.



### Bedroom Four

12'0" x 10'6" (3.67 x 3.22)

With radiator, double glazed window to front with fitted blind and internal oak veneer door with chrome fittings.



## Luxury Bathroom

10'10" x 10'3" (3.31 x 3.13)

With bath with chrome fittings including a hand shower attachment, fitted wash basin with chrome fittings and fitted base cupboard underneath, low level WC, walk-in shower with chrome fittings including large rainfall shower head, tile splashbacks, tile flooring with underfloor heating, sensored inset floor lights, spotlights to ceiling, fitted mirror, illuminated display alcove, inset bathroom television, shaver point, built-in ceiling speakers, extractor fan, large heated towel rail/radiator, double glazed window with fitted blind and internal oak veneer door with chrome fittings.



## Luxury Shower Room

8'1" x 4'10" (2.48 x 1.48)

With double shower with chrome fittings including shower and large rainfall shower head above, circular wash basin with fitted base cupboard underneath, low level WC, tile splashbacks, tile flooring with underfloor heating common fitted mirror, shaver point, spotlights to ceiling, designer radiator, extractor fan and internal oak veneer door with chrome fittings.



## Second Floor Landing

3'9" x 3'3" (1.15 x 1.00)

With spotlights to ceiling, smoke alarm and internal oak veneer door with chrome fittings opening into roof space.

### Fitted Study

16'9" x 7'0" (5.13 x 2.14)

A quality fitted study with shelving, worktops, drawers and cupboards, radiator, aluminium double glazed window with fitted blind, beautiful far-reaching views and internal oak veneer door with chrome fittings.



### Roof Space

Providing storage with light and central heating boiler.

### Lower Level

#### Living Kitchen/Dining/Sitting Room

31'0" x 18'8" (9.45 x 5.70)



## Sitting Area

With wood effect flooring with underfloor heating, two side double glazed aluminium windows, fitted wall lights, aluminium double glazed bi folding doors opening onto Indian stone patio and private garden and wide open square archway leading into kitchen/dining room.



## Dining Area

With matching wood effect flooring with underfloor heating, spotlights to ceiling, aluminium double glazed window to rear, aluminium double glazed bi folding doors opening onto Indian stone patio and private garden, fitted wall lights and open space leading to kitchen area.



## Kitchen Area

With inset one and a half stainless steel sink unit with Quooker tap, a good range of fitted base cupboards with matching quartz worktops, fitted kitchen island again with matching quartz worktops and also incorporating a Bora induction hob with downdraft extractor fan, a further range of drawers providing good storage, spotlights to ceiling, built-in ceiling speakers, (inset Samsung fridge/freezer with drinks dispenser negotiable on sale), built-in wine cooler, concealed recycling bins, integrated Bosch dishwasher, built-in Neff electric fan assisted oven, built-in Neff combination microwave oven including warming plate drawer underneath, oak staircase with glass balustrade leading to ground floor and also providing storage space underneath, matching wood effect flooring with underfloor heating, built-in wine rack and display alcoves.



## Rear Hallway/Kitchen Area

10'8" x 8'5" (3.27 x 2.58)

With matching wood flooring with underfloor heating, a further range of good built-in storage cupboards with drawers providing further storage, illuminating fitted coffee/drinks/pantry cupboard with double opening doors and lighting, double opening aluminium double glazed doors opening on to rear storm porch which gives access to the private, south facing garden and sun patio/terrace.

## Utility Room

6'10" x 5'6" (2.09 x 1.68)

With single stainless steel sink unit with mixer tap, fitted worktop, fitted base cupboards, plumbing for automatic washing machine, matching wood effect flooring, extractor fan, underfloor heating and internal oak veneer door with chrome fittings.

## Pantry/Cupboard

3'3" x 2'11" (1.01 x 0.91)

With shelving.

## Cloakroom

5'2" x 3'0" (1.60 x 0.92)

With low level WC, corner wash basin, tile splashbacks, matching wood effect flooring with underfloor heating, extractor fan, double glazed window with inset fitted blind and internal oak veneer door with chrome fittings.

## Rear Storm Porch

With Indian stone paving, outside light, hot and cold tap, stone pillar, cedar wood panelled ceiling with inset spotlights.

### Front Garden

A beautiful, landscaped fore-garden consisting of natural stone walling, pathways and gravelled beds providing a lovely low maintenance front garden with screening.



### Rear Garden

Being of a major asset to the sale of this particular property is its landscaped, private, south facing garden backing onto the beautiful Allestree Park. The garden enjoys attractive shaped lawns, ornamental pond with rockery, large Indian stone patio/terrace area providing a lovely space for sitting out and entertaining and to follow the sun.



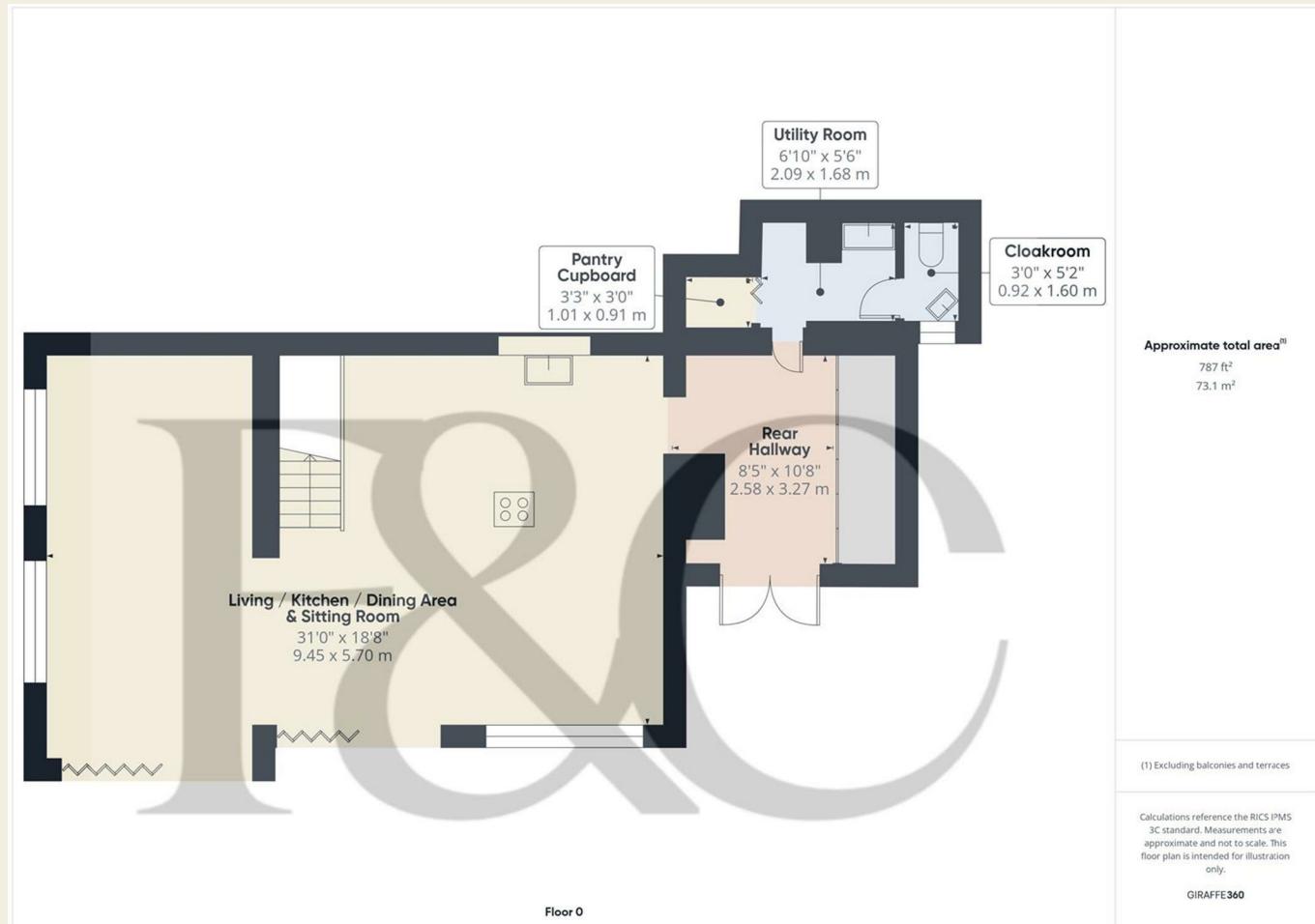
### Large Driveway

A large double width block paved driveway provides car standing spaces for six vehicles.



### Detached Garage

A bespoke designer single garage with carport, also offers potential for the garage to be extended if desired (Subject to planning permission)





Approximate total area<sup>(1)</sup>

1386 ft<sup>2</sup>

128.7 m<sup>2</sup>

Reduced headroom

11 ft<sup>2</sup>

1 m<sup>2</sup>

Floor 1

(1) Excluding balconies and terraces

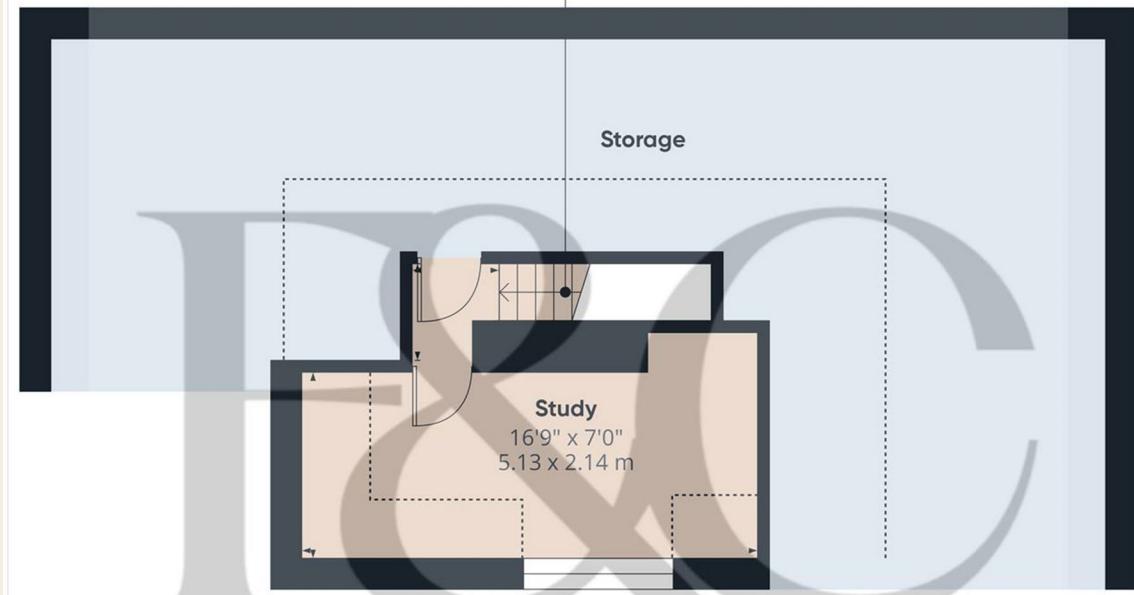
Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Landing**  
3'3" x 3'9"  
1.00 x 1.15 m

**Storage**

**Study**  
16'9" x 7'0"  
5.13 x 2.14 m

Floor 2

Approximate total area<sup>(1)</sup>

138 ft<sup>2</sup>  
12.8 m<sup>2</sup>

Reduced headroom  
37 ft<sup>2</sup>  
3.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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## 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>		
(55-68) <b>D</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>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	