



5 Bed House

The Laurels, 97 Church Road, Quarndon, Derby DE22 5JA
Offers Over £750,000 Freehold



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- Magnificent Cottage
- Ecclesbourne School Catchment Area
- Three Reception Rooms
- Stunning Living Kitchen/Dining Room
- Five Bedrooms
- En-Suite & Family Bathroom
- Private South Facing Garden
- Block Paved Driveway
- Beautifully Presented
- Character Features

ECCLESBOURNE SCHOOL CATCHMENT AREA – Magnificent cottage with private south facing garden located in the heart of Quarndon village.

The property has undergone a major scheme of modernisation to a high standard and benefits from gas central heating and double glazing.

The accommodation offers stunning lounge with bi-folding doors opening onto south facing garden, family room, playroom, beautifully appointed living kitchen/dining room with an excellent range of built-in appliances and granite worktops, utility room, cloakroom, five bedrooms, dressing room, en-suite and family bathroom.

Being of a major asset to the sale of this particular property is its private south facing rear garden, laid to lawn with raised patio, summerhouse and two sheds.

A block paved driveway provides car standing spaces for two cars.

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.

Ground Floor

Entrance Porch

With stable door, matching double glazed windows, tiled flooring and radiator.

Inner Hallway

With radiator and staircase leading to the first floor.

Family Room

11'10" x 10'8" (3.61 x 3.27)

With radiator, principal beam to ceiling, double glazed multi-paned sash style window with aspect to the front with original internal shutter blinds and internal oak veneer door with chrome fittings.



Playroom

13'6" x 10'2" (4.14 x 3.12)

With radiator and double glazed sliding patio door opening onto a charming patio garden.

Bedroom Five

13'1" x 11'9" (4.00 x 3.60)

With radiator, double glazed window with aspect to the rear, double glazed multi-paned sash style window with aspect to the front with feature original internal shutter blinds and internal oak veneer door with chrome fittings.



Living Kitchen/Dining Room

23'2" x 17'6" x 13'10" (7.08 x 5.35 x 4.24)



Dining Area

With chimney breast with exposed brick surrounds incorporating gas burning stove and raised brick hearth, spotlights to ceiling, fitted display unit to the left hand side of the chimney breast with base cupboard beneath, tiled effect flooring, open space leading into the kitchen area, radiator, under-stairs storage cupboard with latched door and double glazed multi-paned sash style window with aspect to the front.



Kitchen Area

With a fitted island incorporating a one and a half bowl inset sink unit with chrome mixer tap, granite worktops with fitted base cupboards beneath, integrated Siemens dishwasher, fitted book shelving and with the continuation of the island forming a very attractive circular solid oak breakfast bar. Additional wall and base fitted cupboards again with matching granite worktops, built-in Siemens microwave, large integrated Siemens fridge, large integrated Siemens freezer, pull-out larder cupboard and Rangemaster cupboard with extractor hood over. Matching tiled effect flooring, spotlights to ceiling, double glazed Velux window, concealed worktop lights, open space leading into the dining area, radiator, attractive welsh dresser style floor to ceiling unit with two wall mounted china display cabinets with glass shelving and granite worktops and glazed door giving access to the utility room.



Utility Room

9'8" x 4'9" (2.97 x 1.47)

With the continuation of the kitchen units forming a laundry area with matching granite worktops, fitted base cupboard beneath, plumbing for automatic washing machine, wall mounted central heating boiler, matching tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, double glazed Velux window, double glazed door giving access to the private rear garden and internal oak veneer door giving access to the cloakroom.

Cloakroom

With WC, wash basin, tiled splash-back, tiled effect flooring and double glazed obscure window.

First Floor

Landing Area

With radiator and double opening oak veneer doors with chrome fittings opening into stunning lounge.

Stunning Lounge

22'11" x 14'4" (7.00 x 4.39)

With chimney breast with inset solid oak mantel with exposed brick surrounds incorporating a gas burning stove and raised stone hearth, feature vaulted ceiling with spotlights to ceiling, two radiators, four double glazed windows and feature double glazed bi-folding doors opening onto the paved patio and private rear garden.



Landing

With radiator.

Bedroom One

13'3" x 11'10" (4.06 x 3.62)

With chimney breast, featured wall papered wall, radiator, two large fitted chest of drawers to either side of the chimney breast, dual aspect with double glazed window overlooking the rear garden and double glazed multi-paned sash style window with aspect to the front and internal oak veneer door with chrome fittings.



Dressing Room

10'4" x 5'3" into wardrobes (3.15 x 1.61 into wardrobes)

With a good range of fitted wardrobes with matching dressing table, spotlights to ceiling, radiator, double glazed window with aspect to the rear and pleasant aspect over the rear garden.

En-Suite

7'9" x 6'2" (2.37 x 1.90)

With walk-in shower enclosure with chrome fittings including shower, fitted wash basin with fitted storage cupboard beneath, low level WC, fully tiled walls, tiled effect flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, fitted mirror and internal oak veneer door with chrome fittings.



Bedroom Two

13'3" x 9'1" (4.04 x 2.79)

With radiator, double glazed multi-paned sash style window with aspect to the front and internal oak veneer door with chrome fittings.



Bedroom Three

11'9" x 8'11" (3.60 x 2.74)

With fitted wardrobe, radiator, high ceiling, double glazed multi-pane sash style window with aspect to the front and internal oak veneer door with chrome fittings.



Bedroom Four

9'0" x 8'10" (2.75 x 2.71)

With built-in cupboard providing storage and also housing the high efficiency hot water cylinder, radiator, double glazed multi-paned sash style window with aspect to the front and internal oak veneer door with chrome fittings.



Family Bathroom

11'11" x 5'11" (3.65 x 1.81)

With bath with chrome fittings with chrome mixer tap/hand shower attachment, fitted wash basin with chrome fittings with fitted storage cupboard beneath, separate shower cubicle with chrome fittings including shower, low level WC, fully tiled walls, tiled effect flooring, spotlights to ceiling, wall mounted fitted mirror, extractor fan, double glazed obscure window and internal oak veneer door with chrome fittings.



Front Garden

The property is set back from the pavement edge behind a low maintenance landscaped garden with natural stone walling, bark chipping, shrubs, tree and a hand gate giving access to a stone pathway leading to the entrance porch with outside lights.

Private Rear Garden

Being of a major asset to the sale of this particular property is its lovely, private, south to south west facing garden, laid to lawn with large raised stone patio with summerhouse. Two timber sheds included in the sale.



Driveway

A block paved driveway provides car standing spaces for two cars.



Ground Floor



First Floor



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(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	