

Cedar House, 21a

The Common, Quarndon, Derbyshire, DE22
£1,995 Per Calendar Month



- Charming Detached Property
- Ecclesbourne School Catchment Area
- Delightful Countryside Views
- Gas Central Heating & Double Glazing
- Lounge, Dining Room, Conservatory
- Kitchen/Dining Room, Utility & Cloakroom
- Four Bedrooms, En-Suite & Family Bathroom
- Private Sunny Gardens
- Large Driveway, Double Detached Garage
- Available Mid April 2026 (Possibility of Sooner)





Summary

ECCLESBOURNE SCHOOL CATCHMENT AREA - A charming four bedroom, en-suite, detached property enjoying delightful countryside views to the rear and benefitting from a private rear garden with large driveway and double garage, located in a very sought after position within Quarndon village.

The property is un-furnished and is available Mid April 2026.

The gas central heating and double glazing living accommodation briefly consists on the ground floor, porch, entrance hall with staircase to the first floor, cloakroom, lounge, dining room, conservatory, kitchen/dining room and utility room. The first floor landing leads to four bedrooms, en-suite and a family bathroom.

The property enjoys a private sunny west facing rear garden backing onto beautiful open countryside.

A large tarmac driveway provides car standing space for approximately 4/5 cars leading to a double detached garage with electric door.

* Available from Mid April 2026 (Possibility of sooner) *

F&C

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 an excellent primary school (The Curzon Church of England) and is in the catchment area for The Ecclesbourne School in Duffield (The highly rated secondary school in the East Midlands, rated by The Sunday Times). 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.

THE ACCOMMODATION

GROUND FLOOR

Porch

With double opening entrance door, matching double glazed window, inset door mat and glazed door giving access to:

Entrance Hall

15'2" x 8'10" (4.63 x 2.70)

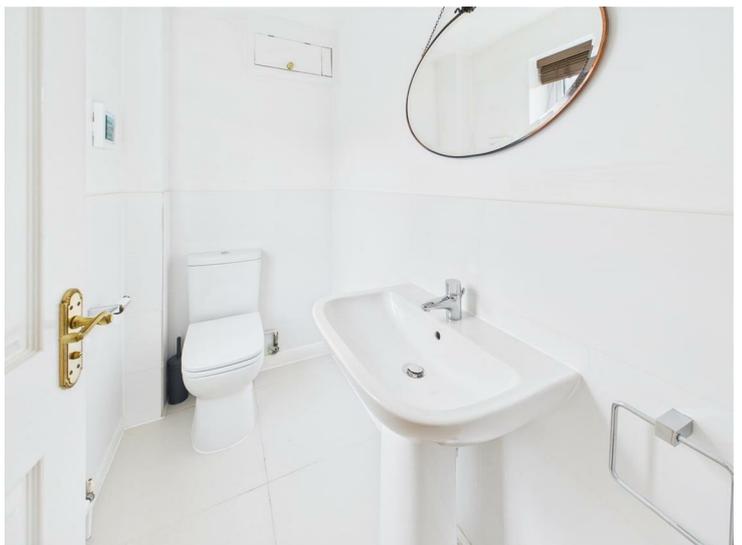
Having staircase leading to the first floor, understairs storage, radiator and laminated flooring.



Cloakroom

6'6" x 3'10" (2.00 x 1.17)

Fitted with WC, wash hand basin, tiled splashbacks, tiled flooring, radiator, double glazed window and internal panelled door.



Lounge

21'1" x 12'0" (6.44 x 3.66)

Having display fireplace, radiator, two double glazed windows with aspect to front, coving to ceiling and double glazed French doors opening onto private rear garden.



Dining Room

11'9" x 10'9" (3.60 x 3.30)

Having radiator, coving to ceiling, double glazed French doors opening into the conservatory, featured internal glazed multipaned window and internal panelled door.



Conservatory

12'0" x 11'8" (3.68 x 3.58)

Having tiled flooring, radiator, double glazed windows, delightful countryside views and double glazed French doors opening onto the private rear garden.





Floor 0

Approximate total area¹⁾

1599 ft²
148.6 m²

Reduced headroom

3 ft²
0.3 m²



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.

GIRAFFE360



Floor 0

Approximate total area¹⁾

1599 ft²
148.6 m²

Reduced headroom

3 ft²
0.3 m²

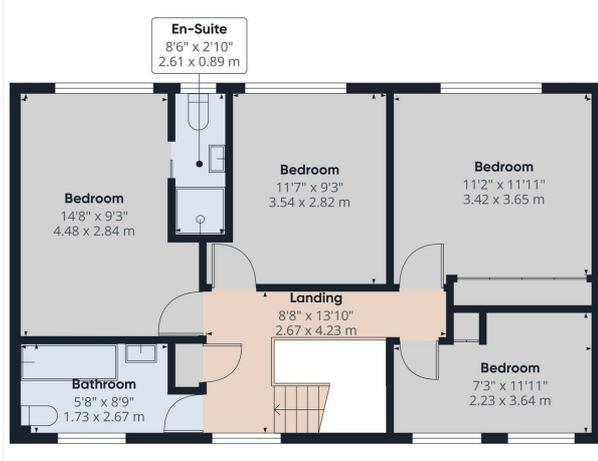
(1) Excluding balconies and terraces.

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.

GIRAFFE360



Floor 1

Approximate total area¹⁾

1542 ft²
142.6 m²

(1) Excluding balconies and terraces.

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

GIRAFFE360



Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

Cedar House, 21a The Common
Quarndon
Derbyshire
DE22 5JY

Council Tax Band: G

Tenure:

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

