



## 3 Bed House - Detached

212 Burley Lane, Quarndon, Derby DE22 5JS

Offers Around £925,000 Freehold



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**Fletcher**  
& Company

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- Individual Detached Property
- Ecclesbourne School Catchment Area
- Potential to Extend/Loft Conversion (Subject to Planning Permission)
- A Very Private / Spacious / Mature Leafy Spot – Seclusion in the Heart of Quarndon Village
- Lounge, Dining Room & Study
- Breakfast Kitchen & Utility
- Three bedrooms & Three Bathrooms
- Private Gardens & Greenhouse
- Large Sweeping Driveway & Double Garage & Workshop/Store
- Easy Walking Distance to the Countryside – Allestree Park and Bunkers Hill

ECCLESBOURNE SCHOOL CATCHMENT AREA – This private detached house set well back from Burley Lane offers a unique opportunity for those seeking a spacious and versatile family home.

The individual design of the home allows for potential remodelling and extension, catering to your personal preferences and lifestyle needs.

The property is set within large private gardens, providing a tranquil outdoor space for relaxation and recreation. The extensive driveway accommodates parking for up to nine vehicles, complemented by a double garage and workshop, making it ideal for car enthusiasts or those in need of additional storage.

Situated in a very private and secluded position, this home offers a peaceful retreat while still being in the heart of the village. The combination of space, privacy, and potential makes this property a rare find in the desirable area of Quarndon.

#### 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

##### Porch

11'4" x 6'3" (3.47 x 1.91)

With entrance door, sealed unit double glazed window, lantern style window, double glazed sliding patio door opening onto sun patio and garden, large doormat, glazed internal door and internal panelled door giving access to staircase which in turn leads to the double garage.

### Hallway

11'1" x 4'11" (3.38 x 1.51)

With wood flooring, high ceilings, coving to ceiling, wide open archway and additional illuminated display archway.

### Boot/Coats Area

5'1" x 3'1" (1.55 x 0.96)

With concealed shoe cupboard, coat rail, wood flooring and internal panelled door.

### Lounge

25'7" x 16'2" (7.82 x 4.94)

With inset gas fire and raised hearth, high ceiling, coving to ceiling, two display arched alcoves with glass shelving, two double glazed windows to rear, double glazed sliding patio door opening onto sun patio and gardens with two side matching double glazed windows and internal sliding arched pocket doors.



## Dining Room

16'4" x 15'2" (4.98 x 4.64)

With high ceiling, double glazed window incorporating sliding door giving access to sun patio and garden and lovely curved staircase with art deco balustrade leading to first floor.



## Study

15'7" x 9'2" (4.77 x 2.80)

With wood flooring, bookcase, five double glazed windows, coving to ceiling and internal panelled door.

## Breakfast Kitchen

15'2" x 11'0" (4.64 x 3.37)

With double stainless steel inset sink unit with chrome mixer tap, wall and base units with matching granite worktops, built-in four ring hob with extractor hood, built-in Miele combination microwave oven, built-in Miele electric fan assistant oven, Miele dishwasher, central kitchen island with matching granite worktop and fitted base cupboards underneath, tiled flooring, high ceiling, corner fitted breakfast and seat area, serving hatch, space for fridge/freezer, two double glazed windows and door giving access to utility room.



### Utility Room

8'2" x 6'3" (2.51 x 1.91)

With double sink with chrome mixer tap, wall and base units, work tops, Miele washing machine and Miele tumble dryer included in the sale, tile flooring, double glazed side access door and double glazed window with fitted blind.



### Shower Room

9'3" x 4'7" (2.84 x 1.40)

With separate shower cubicle with shower, wash basin, low level WC, tiled splashbacks, tile flooring, heated towel/radiator, high ceiling, double glazed obscure window and internal panelled door.

### First Floor Landing

15'7" x 6'9" (4.77 x 2.07)

With high ceiling, coving to ceiling, two double glazed windows overlooking garden and built-in storage cupboard.



### Bedroom One

16'6" x 16'2" (5.05 x 4.93)

With high ceiling, coving to ceiling, arrange of bedside fitted cupboards, two double glazed windows to side, open archway leading into en-suite, double glazed sliding doors opening onto balcony and sliding door into wardrobe.



### Balcony

With wrought iron railings and views towards the charming Quarndon church spiral.

### Walk-In Wardrobe

6'9" x 3'6" (2.08 x 1.08)

With shelving, clothes rail and sliding door.

### En-Suite

9'7" x 6'3" (2.94 x 1.93)

With walk-in shower with chrome shower, fitted wash basin with a range of fitted base cupboards providing storage, tile flooring, tile splashbacks, high ceiling, coating to ceiling, heated towel/radiator and two double glazed windows.



### WC

6'5" x 6'1" (1.97 x 1.86)

With WC, bidet, fitted wash basin, storage cupboards, tile splashbacks, tile flooring, high ceiling, built-in mirror bathroom cabinet, panelled door giving access to en-suite, panelled door giving access to landing and double glazed window.



### Bedroom Two

16'5" x 15'4" (5.02 x 4.68)

With high ceiling, coving to ceiling, two double glazed windows to side and internal panelled door.



### En-Suite Bathroom

9'1" x 6'0" (2.77 x 1.85)

With bath with chrome fittings with chrome shower over and shower screen door, fitted wash basin with chrome fittings, low level WC, tile splashbacks, tile flooring, high ceiling, coving to ceiling, spotlights to ceiling, heated chrome towel/radiator, wall mounted mirror bathroom cupboard, double glazed obscure window and internal panelled door.



### Bedroom Three

13'5" x 9'3" (4.11 x 2.83)

With high ceiling, coving to ceiling, double glazed window and internal panelled door.



### Walk-In Cupboard

6'11" x 3'11" (2.13 x 1.20)

With two double cupboards with cupboards above, access through space (potential for loft conversion) and internal panelled door.

### Roof Space

Accessed via a loft ladder with boards for storage and offering excellent potential for a loft conversion (subject to planning permission)

## Gardens

The property enjoys a private, sunny, generous sized garden which can only be appreciated when viewed. The garden enjoys shaped lawns, a varied selection of shrubs, plants, fruit trees and large sun patio/terrace area providing a pleasant sitting out entertaining space complimented by an ornamental pond.



## Garden Store

8'6" x 6'4" (2.61 x 1.94)

With window and half glazed door.

## Greenhouse

11'8" x 11'7" x 11'5" x 11'2" (3.56 x 3.55 x 3.48 x 3.42)

Constructed of brick base with single glazed windows, a charming greenhouse.

## Outside Boiler Cupboard

Housing boiler.

## Large Driveway

The property is set well back from Burley Lane by a large and extensive driveway providing car standing spaces for approximately eight to nine cars (motorhome/caravan space)



## Double Garage

18'8" x 17'11" (5.69 x 5.47)

With concrete floor, power and lighting, electric door, shelving and staircase giving access to the property.

## Workshop

12'11" x 11'4" (3.95 x 3.47)

With power and lighting and double opening doors.



## Store

9'2" x 8'7" (2.80 x 2.62)

With power and lighting and door giving access to WC.

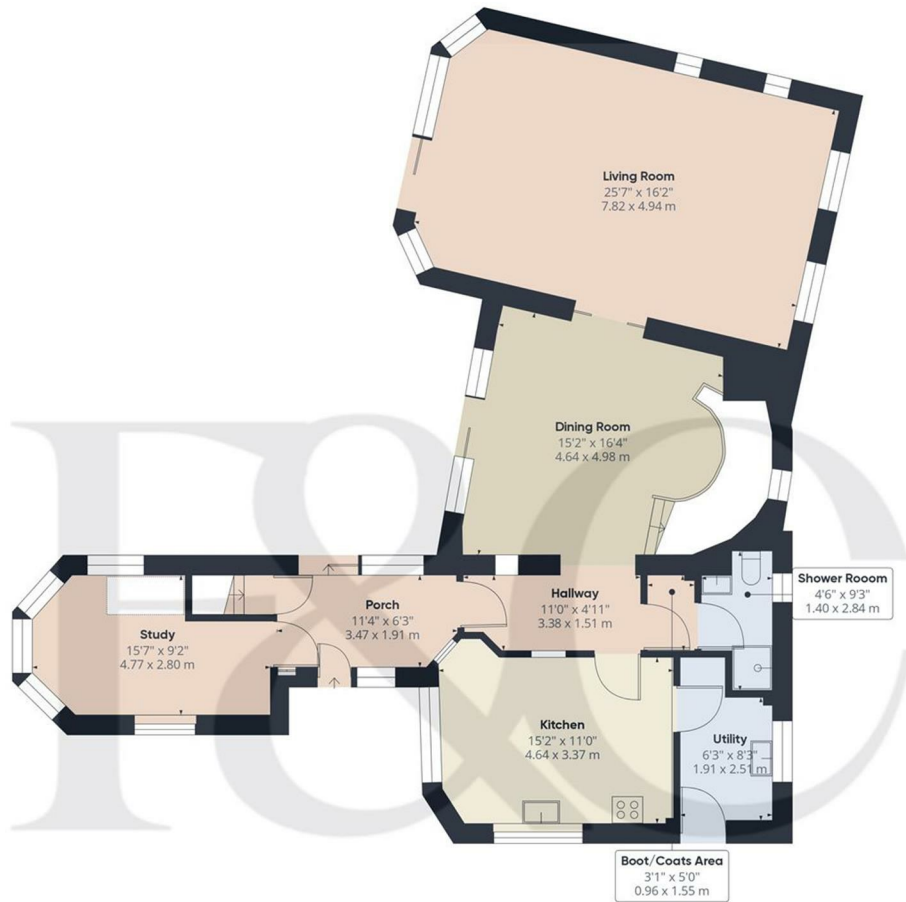
## WC

8'5" x 3'1" (2.59 x 0.96)

A working WC.

## Council Tax Band G





Floor 0 Building 1

**Approximate total area<sup>(1)</sup>**  
 1215.89 ft<sup>2</sup>  
 112.96 m<sup>2</sup>

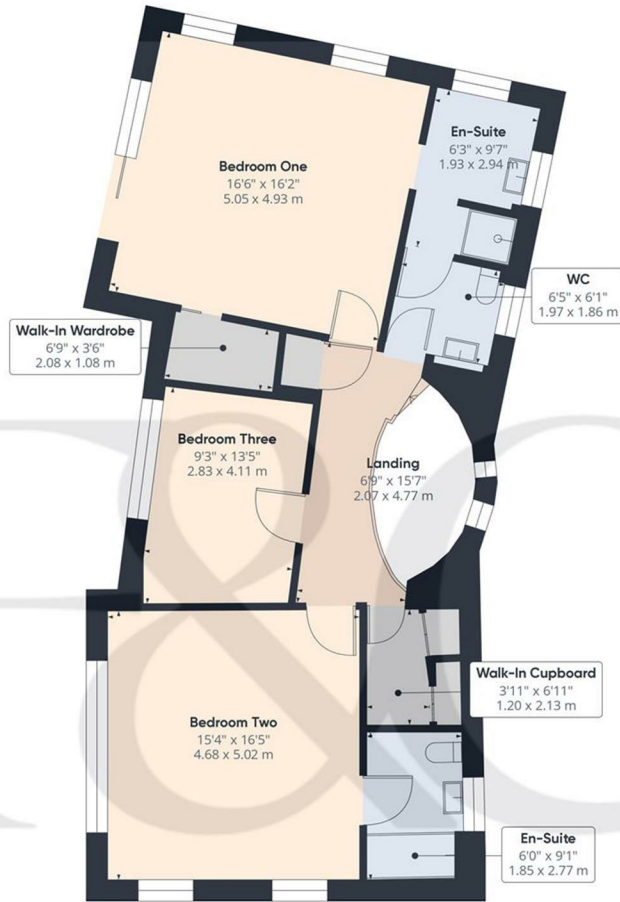
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1 Building 1

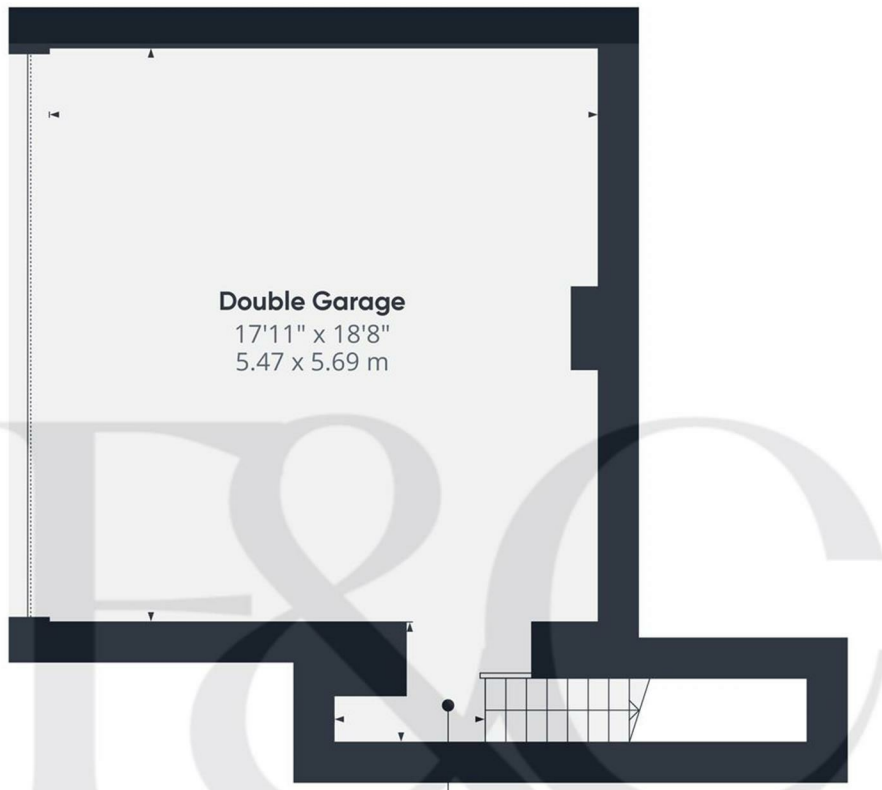
**Approximate total area<sup>(1)</sup>**  
953.57 ft<sup>2</sup>  
88.59 m<sup>2</sup>

(1) Excluding balconies and terraces

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**Double Garage**  
17'11" x 18'8"  
5.47 x 5.69 m

**Hallway**  
5'3" x 3'9"  
1.62 x 1.15 m

Floor -1 Building 1

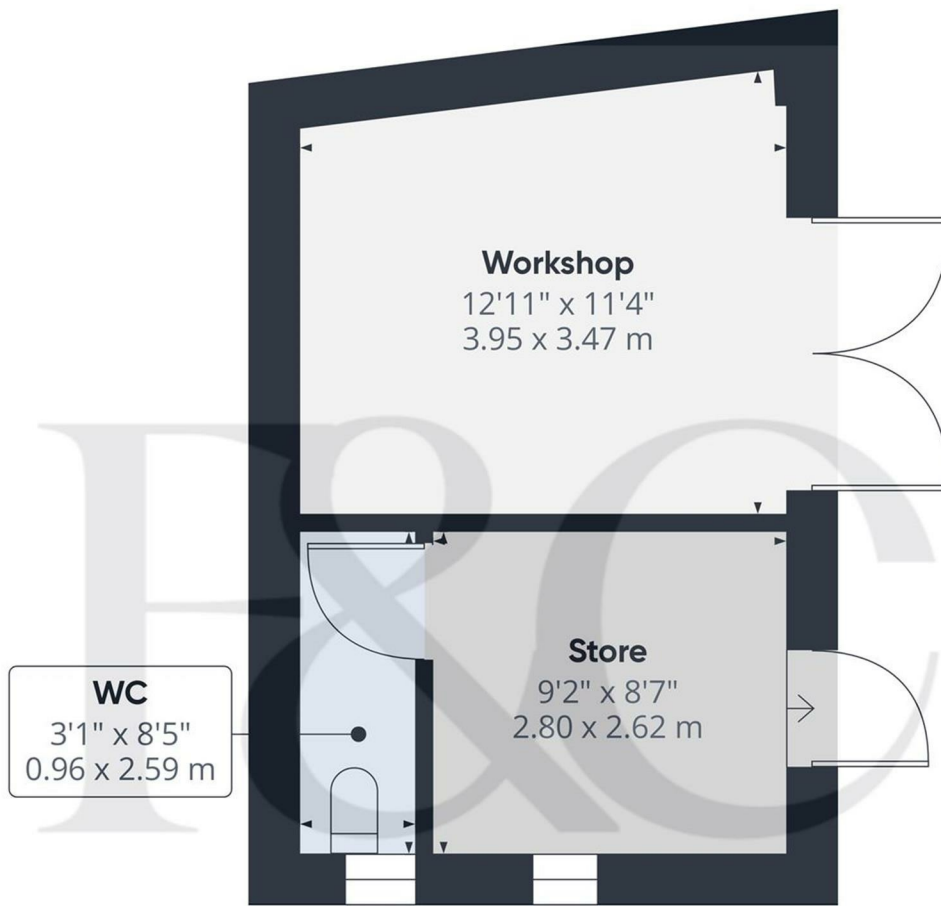
**Approximate total area<sup>(1)</sup>**  
377.49 ft<sup>2</sup>  
35.07 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 0 Building 2

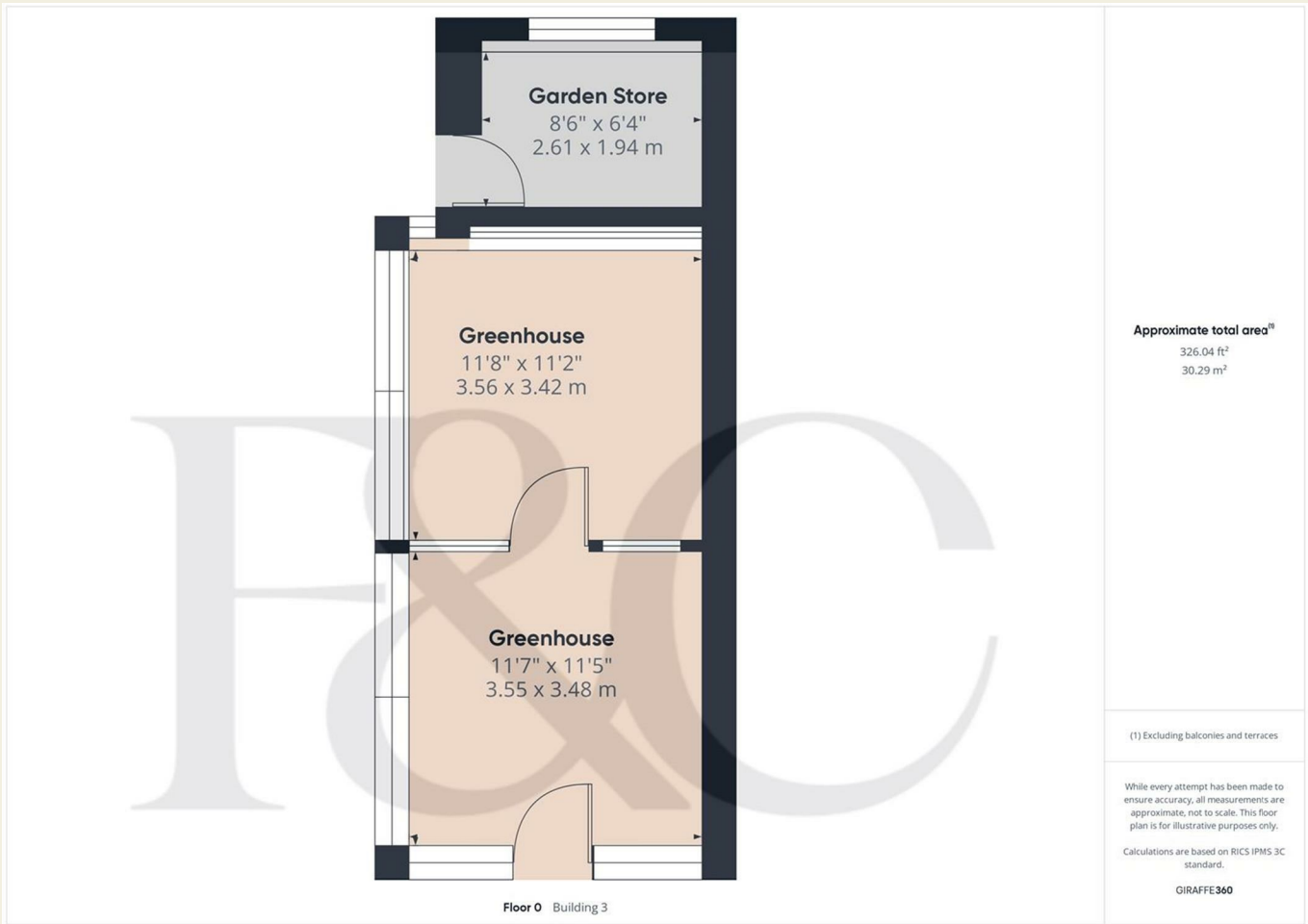
**Approximate total area<sup>(1)</sup>**  
 243.16 ft<sup>2</sup>  
 22.59 m<sup>2</sup>

(1) Excluding balconies and terraces

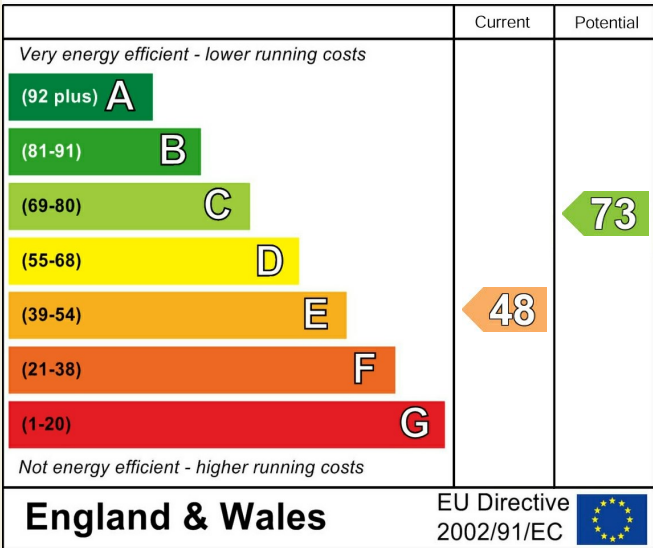
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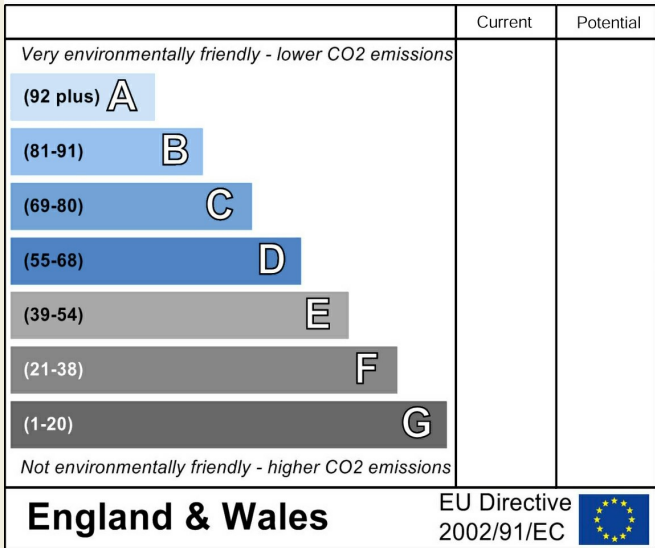
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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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