



4 Bed House - Detached

Mulberry House, 6 The Common, Quarndon, Derby DE22 5JY
Offers Around £850,000 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Highly Appealing & Spacious Detached Residence – 2,653 sq. ft
- Ecclesbourne School Catchment Area
- Lounge, Study, Dining Room
- Breakfast Kitchen, Utility, Cloakroom
- Four Bedrooms & Three Bathrooms
- Lovely, Mature, Private Rear Gardens
- Block Paved Driveway & Double Garage
- Prime Location in Quarndon Village
- Close to Cricket Club & Countryside Walks
- No Chain Involved

ECCLESBOURNE SCHOOL CATCHMENT AREA – A four bedroom and three bathroom detached village residence providing most spacious accommodation set in mature gardens, set in a prime location in Quarndon.

The property is located in the highly sought-after village of Quarndon, approximately three miles north of Derby city centre. The village enjoys a charming community atmosphere and offers amenities including a cricket ground and the renowned public house, The Joiners. Quarndon also benefits from a well-regarded primary school (The Curzon Church of England) and falls within the catchment area for an excellent secondary school, Ecclesbourne in Duffield.

The popular village of Duffield is situated just two miles away and provides a wide range of everyday amenities and services. For leisure enthusiasts, highly regarded golf courses at Duffield and Kedleston are also conveniently close by.

Accommodation

Entrance Hall

23'6" x 6'10" (7.17 x 2.09)

With half glazed entrance door, two radiators, tiled flooring, deep skirting boards and architraves, high ceiling, coving to ceiling, understairs storage cupboard, sealed unit double glazed sash style side window, burglar alarm control panel and staircase leading to first floor.



Cloakroom

6'11" x 4'2" (2.13 x 1.29)

With low level WC, pedestal wash handbasin, matching tiled flooring, deep skirting boards and architraves, high ceiling, radiator, sealed unit double glazed sash window to side and internal panelled door.

Lounge

32'10" x 19'11" (10.03 x 6.09)

With superb, characterful fireplace incorporating Robeys from Belper log burning stove with raised slate hearth, deep skirting boards and architraves, high ceiling, two radiators, coving to ceiling, decorative beams, views over private garden, open space leading to dining room, sealed unit double glazed sliding patio door opening onto sun patio, sealed unit double glazed sash style window to front and internal, double opening glazed doors.



Dining Room

19'10" x 9'11" (6.07 x 3.03)

With deep skirting boards and architraves, high ceiling, coving to ceiling, decorative beams to ceiling, radiator, sealed unit double glazed sash style window to side, internal French glazed doors opening into conservatory and open space leading to lounge.



Conservatory

12'9" x 10'5" (3.89 x 3.20)

With tiled floor, radiator, fine views over private garden, double glazed windows and double glazed French doors opening onto sun patio and internal glazed French doors opening into dining and lounge areas.



Study

20'0" x 12'0" (6.10 x 3.66)

With decorative beams to ceiling, radiator, sealed unit double glazed sash style window to rear, sealed unit double glazed sash style window to front and internal panelled door.



Breakfast Kitchen

13'11" x 11'11" (4.26 x 3.64)

With one and a half sink unit with mixer tap, wall and base fitted units with tiled worktops, built-in four ring gas hob with concealed extractor hood, built-in electric fan assisted oven, integrated dishwasher, tiled flooring, decorative beams to ceiling, radiator, sealed unit double glazed sash style window, Welsh dresser style unit with glazed cabinets and internal panelled door.



Utility Room

12'0" x 5'9" (3.66 x 1.76)

With Belfast style sink with period style mixer tap, wall and base units, tiled flooring, plumbing for automatic washing machine, radiator, decorative beams to ceiling, sealed unit double glazed window, internal door giving access to breakfast kitchen and half glazed side access door.

First Floor Landing

With radiator, sealed unit double glazed sash style window, double glazed Velux style window and panelled door giving access to boiler cupboard.

Boiler Cupboard

With central heating boiler, hot water cylinder and providing storage.

Bedroom One

19'9" x 10'8" (6.03 x 3.26)

With built-in wardrobes with cupboard above, deep skirting boards and architraves, high ceiling, two radiators, double glazed sash style window to front, double glazed sash style window overlooking rear garden and internal panelled door.



En-Suite Bathroom

12'4" x 5'6" (3.78 x 1.69)

With bath, bidet, wash basin, low level WC, separate shower, radiator, double glazed sash style window to rear and internal panelled door.



Bedroom Two

19'11" x 12'9" (6.09 x 3.89)

With deep skirting boards and architraves, high ceiling, radiator, fitted wardrobes with cupboard above, double glazed sash style window overlooking rear garden and internal panelled door.



En-Suite Shower Room

6'6" x 5'4" (2.00 x 1.64)

With walk-in shower, wash basin, low level WC, mirror, spotlights to ceiling and internal panelled door.

Inner Landing

12'0" x 3'4" (3.68 x 1.04)

With access to roof space.

Bedroom Three

20'1" x 11'11" (6.14 x 3.64)

With charming, cast iron period style display fireplace, deep skirting boards and architraves, high ceiling, principal beam to ceiling, two radiators, double glazed sash window to side, double glazed sash window to front, views towards charming old church and internal panelled door.



Bedroom Four

12'0" x 10'8" (3.67 x 3.27)

With charming, cast iron period display fireplace, deep skirting boards and architraves, high ceiling, principal beam to ceiling, radiator, double glazed sash style window to front and internal panelled door.



Family Bathroom

12'0" x 5'5" (3.66 x 1.66)

With bath, pedestal wash handbasin, bidet, low level WC, separate shower, deep skirting boards and architraves, high ceiling, radiator, spotlights to ceiling, extractor fan, sealed unit double glazed sash style window and internal panelled door.

Mature Gardens

A wonderful garden for the keen gardeners, enjoying wide shaped lawns, well stocked and beautifully maintained flower beds, sun patio, greenhouse and shed.



Driveway

A block paved driveway provides car standing spaces and leads to a double garage.



Double Garage

17'2" x 16'0" (5.24 x 4.90)

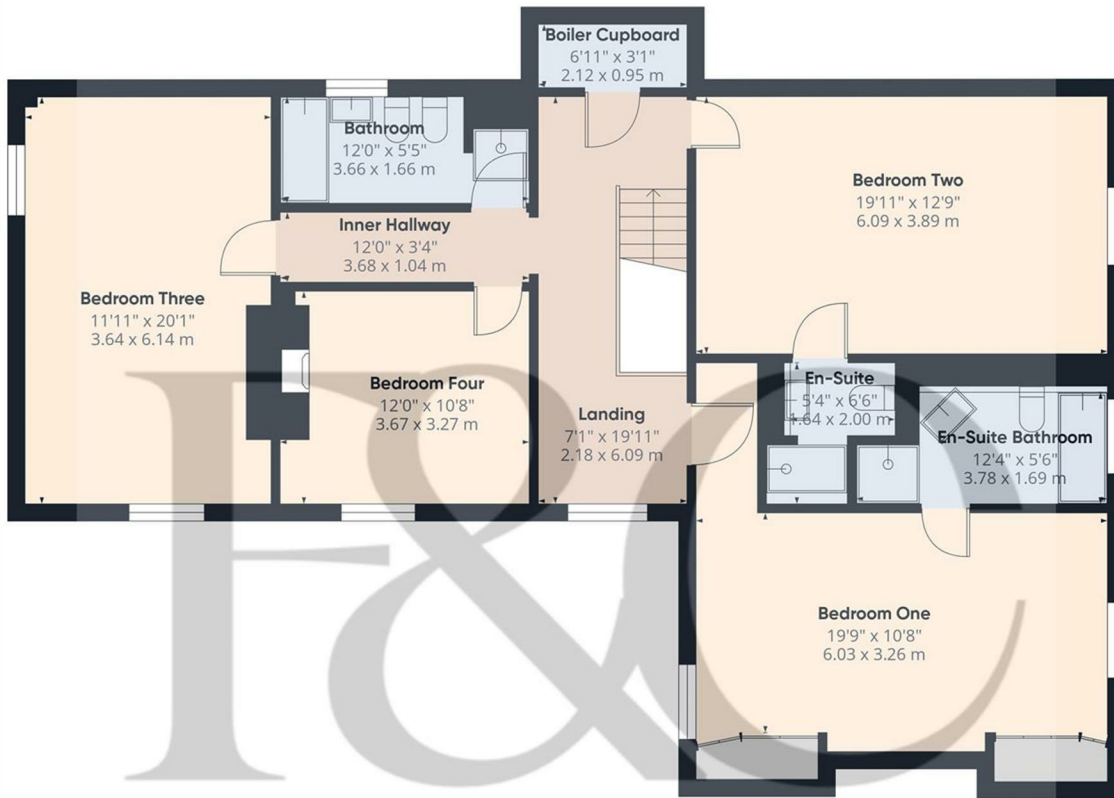
With concrete floor, power and lighting, cold water tap and electric door.



Council Tax Band G



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Approximate total area⁽¹⁾
1214 ft²
112.7 m²

(1) Excluding balconies and terraces

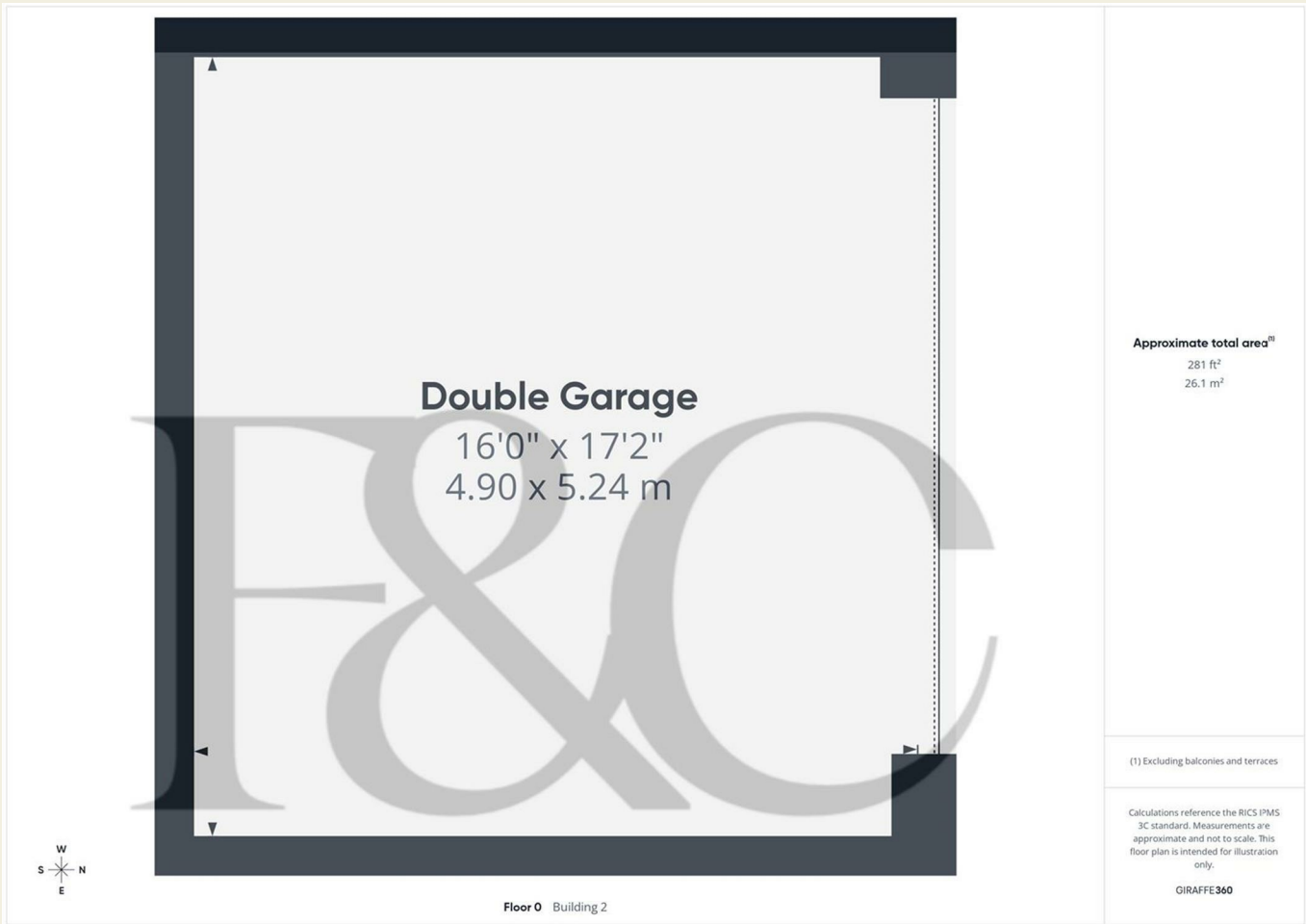
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1

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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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	66	79
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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