



5 Bed House - Detached

5 Burley Drive, Quarndon, Derby DE22 5JT
Offers Around £925,000 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Ideal Choice For A Family Working From Home or Looking For an Annexe/Studio
- Detached House set on a Generous Garden Plot - 0.35 acres
- Ecclesbourne School Catchment Area - Popular Quiet Cul-de-Sac Location
- Lounge, Family Room, Study
- Kitchen, Utility, Pantry's
- Five Bedrooms, Two Bathrooms & Shower Room
- South Facing Gardens - Covered Garden Terrace
- Driveway & Double Garage (Potential Annexe or Studio)
- Games Room/Study - Home Offices
- Storage Room, Shed, Greenhouse

ECCLESBOURNE SCHOOL CATCHMENT AREA - This five bedroom detached house is set on a generous garden plot of 0.35 acres offers a perfect blend of space, comfort, work space (potential for annexe/studio) making it an ideal choice for families.

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

Porch

11'11" x 4'1" (3.64 x 1.25)

With double glazed window, double glazed entrance door and tiled flooring.

Hallway

11'11" x 8'7" (3.65 x 2.62)

With radiator, staircase leading to first floor, coving to ceiling and spotlights to ceiling.

Cloakroom

5'2" x 4'7" (1.59 x 1.42)

With low level WC, fitted wash basin with fitted base cupboard, tiled splashbacks, tiled flooring, heated chrome towel rail/radiator and double glazed window.

Pantry

7'7" x 5'3" (2.33 x 1.62)

With double glazed window.

Lounge

17'9" x 13'10" (5.43 x 4.23)

With feature fireplace incorporating log burning stove with raised hearth, radiator, double glazed window to side, generously sized double glazed window overlooking south facing rear garden and internal double opening doors giving access to dining room.



Family Room

With radiator, coving to ceiling centre with centre rose, electric fire, double glazed window with plantation shutters to side and double glazed window to front with plantation shutters.



Study

8'9" x 8'2" (2.69 x 2.51)

With spotlights to ceiling, double glazed window, fitted book shelving and internal glazed door.

Library

13'4" x 7'1" (4.07 x 2.18)

With fitted book shelving, spotlights to ceiling and double glazed window to front with internal plantation shutters.



Dining Room

13'9" x 10'0" (4.21 x 3.06)

With radiator, centre rose, open square archway, double glazed French doors opening onto raised patio and south facing garden.



Kitchen

13'0" x 12'9" (3.98 x 3.90)

With single sink unit with mixer tap, wall and base fitted units with matching worktops, continuation of the matching worktops forming a useful breakfast bar area, range style cooker included in the sale with range style extractor fan over, plumbing for dishwasher, radiator, coving to ceiling, spotlights to ceiling and double glazed window overlooking south facing rear garden.



Pantry/Store Two

6'4" x 6'0" (1.94 x 1.84)

With shelving.

Utility Room

11'6" x 9'6" (3.51 x 2.91)

With single sink with mixer tap, fitted work top, fitted base cupboards, tiled flooring, plumbing for automatic washing machine, space for tumble dryer, integral door giving access to double garage, double glazed window to rear and double glazed door giving access to raised patio and south facing garden.

First Floor Landing

14'4" x 7'1" (4.37 x 2.18)

With radiator, coving to ceiling, access to roof space, built-in storage cupboard and double glazed window to front with plantation shutters.

Bedroom One

16'4" x 13'1" (4.98 x 4.00)

With fitted wardrobes, fitted chest of drawers and matching bedside cabinets, coving to ceiling, radiator and double glazed window to rear.



En-Suite Bathroom

6'11" x 6'4" (2.11 x 1.94)

With bath, fitted wash basin, low level WC, tiled splashbacks, spotlights to ceiling, double glazed window to front, double glazed window to side and heated chrome towel rail/radiator.



Bedroom Two

13'4" x 10'1" (4.07 x 3.08)

With fitted wardrobes and fitted drawers, radiator and double glazed window to rear.



Bedroom Three

10'1" x 9'10" (3.08 x 3.00)

With radiator and double glazed window to rear.



Bedroom Four

10'11" x 10'0" (3.34 x 3.07)

With radiator and double glazed window to rear.



Bedroom Five

13'3" x 7'3" (4.06 x 2.21)

With radiator, double glazed window to front with internal plantation shutters.



Family Shower Room

5'6" x 3'11" (1.68 x 1.20)

With walk-in shower, tiled flooring, spotlights to ceiling and double glazed window to front.



Family Bathroom

6'11" x 6'3" (2.11 x 1.92)

With bath, washbasin, low level WC, tiled splashbacks, tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling and double glazed window to front.

Front Garden

The property is set back from the pavement edge behind a well-stocked landscaped fore garden with a varied selection of shrubs and plants.

Side Garden

To the side of the property is a generous size side lawn garden with flower beds



Rear Garden

This a large South facing rear garden laid to lawn with raised patio/terrace area, additional circular patio, vegetable box beds, greenhouse and garden shed.



Covered Garden Terrace

19'11" x 9'9" (6.08 x 2.99)

A very useful garden shelter over the raised patio and enjoying a southerly aspect.

Driveway

A tarmac driveway provides car standing space for three/four cars.

Attached Double Garage/Potential Annexe



Games Room/Study

13'9" x 9'10" (4.20 x 3.02)

With spotlights to ceiling, electric storage heater and two double glazed windows.

Inner Lobby

3'4" x 3'3" (1.04 x 1.01)

With staircase leading to roof space.

Store Room

10'3" x 7'6" (3.13 x 2.30)

With power and lighting.

Cloakroom

4'11" x 3'3" (1.50 x 1.01)

With WC and wash basin.

Double Garage

22'0" x 17'10" (6.73 x 5.46)

With concrete floor, power, lighting, door giving access to garden, electric up and over front door and additional up and over manual door.

Roof Space/Home Office

13'7" x 9'7" (4.15 x 2.93)

Boarded, insulated, power, lighting, air conditioning unit, spotlights to ceiling, two double glazed skylight windows, featured double glazed arched window to front with internal plantation shutters, electric storage heater, internal double opening doors and storage into eaves.

Roof Space/Home Office

9'11" x 9'7" (3.04 x 2.93)

With insulated walls, power, lighting, storage heater, air conditioning unit, far-reaching views to rear, skylight window and double glazed arched window to rear.

Council Tax Band - G

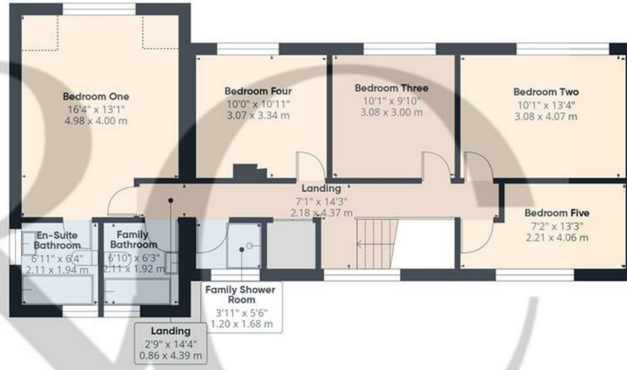
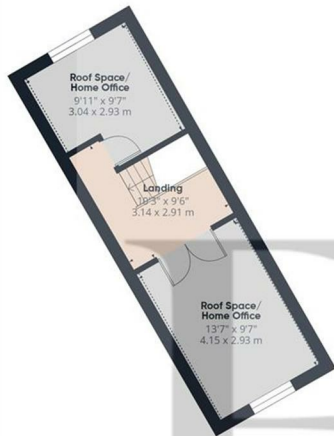
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Approximate total area⁽¹⁾
 1138 ft²
 105.8 m²

Reduced headroom
 25 ft²
 2.3 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

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>		
	73	81
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>		
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