



4 Bed House - Detached

156 Burley Lane, Quarndon, Derby DE22 5JS

Price £750,000 Freehold



4



4



2



C

FLETCHER
& COMPANY

www.fletcherandcompany.co.uk

- Fine Detached Property
- Ecclesbourne School Catchment Area
- Potential To Extend
- Set Well Back - Private Driveway
- Lounge, Dining, Study, Conservatory
- Kitchen, Utility, Pantry, Cloakroom
- Four Bedrooms, En-suite, Family Bathroom
- Generous Garden Plot
- Driveway, Attached Double Garage
- No Through Traffic - Great Location

This is a fabulous and extremely desirable location within the village of Quarndon, situated on a private drive off Burley lane with no through traffic.

Located within Ecclesbourne School catchment area, this four bedroom detached home has a generous garden plot and has potential to be extended subject to planning permission.

The private driveway has a total of just five detached homes.

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 Allestree, Duffield and Kedleston.

Ground Floor

Porch

6'10" x 4'0" (2.09 x 1.24)

With panelled entrance door, quarry tiled flooring, window, pine panelled ceiling, exposed stonework and glazed door giving access to the entrance hall.

Entrance Hall

15'10" x 9'10" (4.84 x 3.00)

With split level staircase leading to the first floor.

Cloakroom

5'10" x 3'7" (1.79 x 1.10)

With WC, wash basin, tiled splash-back, radiator and a double glazed obscure window.

Lounge

20'9" x 12'8" (6.34 x 3.87)

With stone fireplace with gas fire and raised quarry tiled hearth, double glazed window to the front elevation, double glazed window to the rear elevation, radiator, open archway leading to the dining room and double glazed aluminium sliding patio doors opening into the garden room.



Conservatory

13'0" x 11'8" (3.97 x 3.58)

With tiled flooring, sealed unit double glazed windows and double opening doors giving access to patio and rear garden.

Dining Room

12'7" x 11'1" (3.85 x 3.38)

With coving to ceiling and a double glazed window.



Study

11'4" x 9'3" (3.47 x 2.84)

With radiator, coving to ceiling and a double glazed window.



Breakfast Kitchen

14'7" x 11'0" (4.47 x 3.36)

With a double stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching worktops, built-in four ring electric hob, built-in double electric fan assisted oven, radiator, coving to ceiling and two double glazed windows.



Rear Lobby

With quarry tiled flooring, double glazed window, double glazed door giving access to the rear garden and integral door giving access to the double garage.

Walk-in Pantry

5'6" x 4'5" (1.68 x 1.36)

With quarry tiled flooring and fitted shelving.

Utility Room

6'6" x 6'2" (2.00 x 1.90)

Having a single stainless steel sink unit with hot and cold taps and fitted base cupboard beneath, quarry tiled flooring, radiator and a double glazed window.

Separate WC

6'3" x 2'5" (1.91 x 0.74)

With WC, quarry tiled flooring and a double glazed obscure window.

First Floor

Landing

With built-in cupboard housing the hot water cylinder, access to roof space and a double glazed window.

Bedroom One

14'6" x 14'1" (4.43 x 4.30)

With two fitted double wardrobes with cupboards above, radiator and a double glazed window.



En-Suite Wet Room

7'11" x 6'1" (2.43 x 1.86)

With a walk-in shower with glass panel including chrome shower, fitted wash basin with fitted base cupboard beneath, low level WC, attractive tiled splash-backs, matching tiled flooring with under-floor heating, additional heated towel rail/radiator and a double glazed window.



Bedroom Two

15'10" x 11'1" (4.85 x 3.39)

With wash basin, fitted base cupboards, radiator and a double glazed window.



Bedroom Three

12'7" x 9'4" (3.84 x 2.87)

With fitted wardrobe with cupboard above, radiator and a double glazed window.



Bedroom Four

11'0" x 9'4" (3.37 x 2.86)

With radiator and a double glazed window.



Bathroom

9'6" x 6'0" (2.91 x 1.85)

With bath, pedestal wash hand basin, low level WC, fully tiled walls, built-in storage cupboard, radiator and a double glazed window.

Gardens and Grounds

The property stands on a generous garden plot, enjoying shaped lawns with well stocked flower beds, shrubs and mature trees. Further areas include a patio, vegetable plot and greenhouse.



Driveway

A driveway provides car standing spaces.

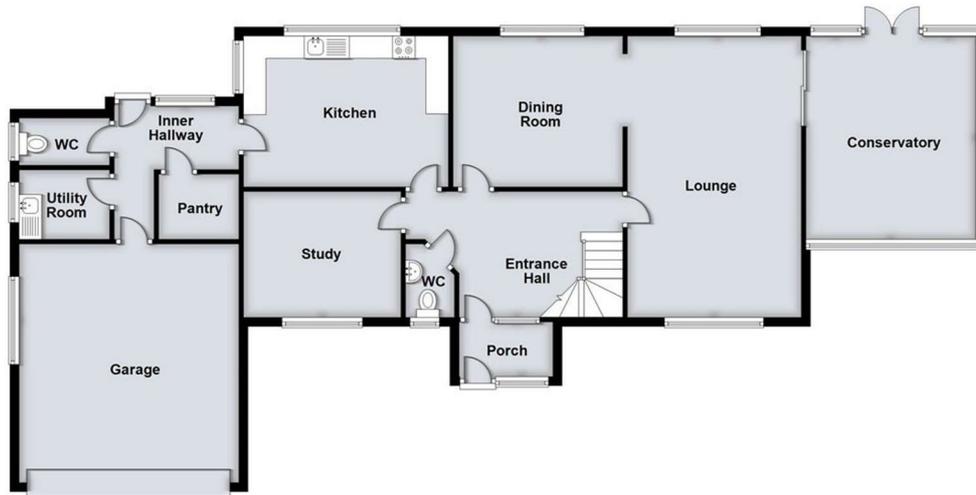
Attached Double Garage

17'7" x 15'5" (5.38 x 4.72)

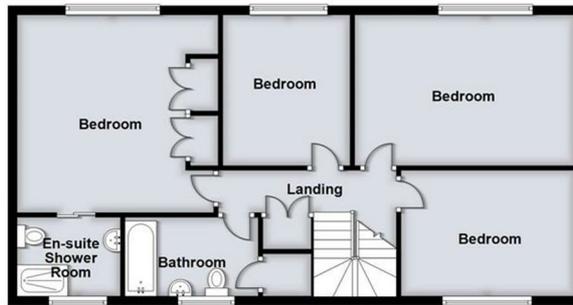
With concrete flooring, power, lighting, integral door giving access to the property, roof space providing storage, double glazed window to the side, wall mounted central heating boiler and electric up and over door.



Ground Floor



First Floor



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>		
England & Wales	EU Directive 2002/91/EC	

71 → 81

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	

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.