



4 Bed House - Detached

Beech Cottage, 87 Church Road, Quarndon, Derby DE22 5JA
Offers Over £750,000 Freehold



- Charming Detached Cottage
- Ecclesbourne School Catchment Area
- Lounge & Dining Room
- Living Kitchen/Dining/Family Room
- Utility Room/Cloakroom
- Four Bedrooms
- En-suite & Family Bathroom
- Private Garden
- Double Garage & Block Paved Driveway
- Council Tax Band G

ECCLESBOURNE SCHOOL CATCHMENT AREA – A four bedroom detached cottage located in Quarndon Village and close to nearby countryside.

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. 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.

Entrance Porch

with entrance door having inset window, two character leaded windows, tiled flooring, storage cupboard and beams to ceiling.

Hallway

with tiled flooring, staircase leading to first floor, radiator, beams to ceiling and double glazed windows.

Lounge

14'5 x 13'7 (4.39m x 4.14m)

With chimney breast, exposed brick surround, inset wood mantel, inset living flame gas fire and raised quarry/brick hearth, revealed ceiling beams, radiator and three double glazed windows.



Dining Room

13'8 x 10'10 (4.17m x 3.30m)

With radiator, exposed beams to ceiling, chimney breast with inset display fireplace alcove and double glazed window.



Living Kitchen/Dining/Family Room

30'7 x 13'1 (9.32m x 3.99m)



Kitchen/Dining Room Area

With Belfast sink having chrome mixer tap, base units with drawer and cupboard fronts, tiled splashbacks, wall and base fitted units with matching worktops incorporating solid wood and granite worktops, feature raised stone flagged floor, spotlights to ceiling, open space leading into the family area, plumbing for dishwasher. Wall mounted china display cabinet, space for American-style fridge/freezer, exposed brick chimney breast incorporating feature Aga, built-in wine rack, double glazed windows, French doors opening onto crazy paved patio and rear garden.



Family Area

With exposed brick fireplace with log burner, two revealed principal beams to ceiling, radiator, solid oak internal door, open space leading back into the kitchen/dining area, useful fitted base storage cupboard with fitted shelving, fitted wall lights and double glazed window over garden.



Utility Room/Cloakroom

8'1 x 6'8 (2.46m x 2.03m)

with single stainless steel sink unit with mixer tap, fitted base cupboards, plumbing for automatic washing machine, wall mounted boiler, revealed beams, exposed brickwork, low level wc in white, fitted display shelving, tiled flooring, character window with aspect to rear and internal oak door.

First Floor Landing

with radiator, multi-paned window to rear and small character window.

Master Bedroom

12,10 x 11'6 (3.66m,3.05m x 3.51m)

With vaulted ceiling, built-in wardrobe, two exposed beams, two radiators, two double glazed windows to front, double glazed French doors with Juliet balcony overlooking garden and view towards open fields. Open square archway leading into open space recess.



En-suite

8'8 x 7'9 (2.64m x 2.36m)

In white with double shower cubicle, Mira chrome shower, wash basin with chrome fittings, low level w.c., spotlights to ceiling, heated towel rail/radiator, double glazed window with aspect over garden and view towards open fields and internal oak door.



Bedroom Two

14'7 x 13'7 (4.45m x 4.14m)

With chimney breast, built-in wardrobe, radiator, double glazed window to front and latch door.



Bedroom Three

10'9 x 10'3 (3.28m x 3.12m)

With chimney breast, radiator, double glazed window to front and internal oak door



Bedroom Four

9'6 x 9'4 (2.90m x 2.84m)

With radiator, double glazed window with aspect over the garden and view towards open fields, built-in wardrobe with hanging rail and internal oak door.



Family Bathroom

9'8 x 6'9 (2.95m x 2.06m)

In white with bath, pedestal wash hand basin, low level wc, separate shower cubic with shower, radiator, tiled splashbacks, double glazed window to front and internal oak door.



Gardens

The property enjoys a private sunny garden which is laid to lawn with flowerbeds, shrubs, trees, raised decked area and patio area.



Driveway

A block paved driveway provides car standing spaces.

Double Detached Garage

17'4 x 16'6 (5.28m x 5.03m)

with concrete flooring and electric up and over front door.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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	