



5 Bed House - Detached

20 Montpelier, Quarndon, Derby DE22 5JW

Offers Around £1,250,000 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Stylish Modern-Day Living Detached Property
- Ecclesbourne School Catchment Area
- Sought-After Cul-de-Sac Location
- Close to Bunkers Hill and Beautiful Walks
- Three Reception Rooms
- Superb Living Kitchen/Dining/Family Room
- Five Bedrooms & Dressing Room
- En-Suite Bathroom, Family Bathroom & Shower Room
- Landscaped South-Facing Gardens
- Large Driveway & Double Garage with Electric Door

ECCLESBOURNE SCHOOL CATCHMENT AREA – A five bedroom detached residence enjoying a south facing garden located in a quiet cul-de-sac close to the charming walks over Bunkers Hill to Duffield.

The Location

The house is situated in the very sought after village of Quarndon, some three miles north of Derby City centre and has a cricket ground and 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 including a selection of shops and railway service. There is also a wide range of shops in Allestree, which is nearby.

Local recreational facilities include golf courses at Duffield and Kedleston and 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.

Accommodation

Ground Floor

Recessed Storm Porch

8'1" x 4'7" (2.48 x 1.42)

With slate tiled flooring, brick archway and entrance door opening into entrance hall.

Entrance Hall

23'0" x 6'0" (7.02 x 1.84)

With solid oak wood flooring, high ceilings, smoke alarm, oak split-level staircase leading to first floor, feature triple glazed window to front, built-in double storage cupboard with double opening doors, radiator and additional built-in cupboard.

Cloakroom/Shower Room

6'5" x 5'3" (1.96 x 1.61)

With separate shower cubicle with chrome fittings including shower, pedestal wash handbasin with chrome fittings, low level WC, heated towel rail/radiator, fully tiled walls with matching tiled flooring, extractor fan, double glazed window and internal oak veneer door with chrome fittings.

Lounge

17'1" x 13'4" (5.21 x 4.08)

With high ceilings, coving to ceiling, radiator, triple glazed window to front, feature wallpapered wall, double glazed sliding patio doors opening onto composite decking area and south-facing rear garden and internal oak veneer door with chrome fittings.



Study

10'3" x 9'5" (3.14 x 2.89)

With radiator, high ceilings, coving to ceiling, double glazed window overlooking south-facing rear garden and internal oak veneer door with chrome fittings.



Gym/Bedroom

10'4" x 7'6" (3.15 x 2.31)

With high ceilings, radiator, double glazed window overlooking south-facing rear garden and internal oak veneer door with chrome fittings.



Living Kitchen/Dining/Family Room

34'9" x 14'7" (10.6 x 4.47)



Family Area

With attractive tiled flooring with underfloor heating, high ceilings, open space leading into kitchen area and dining area and double opening double glazed doors opening onto composite decking area and south-facing garden.



Dining Area

With matching tiled flooring with underfloor heating, triple glazed bay window with fitted blind with aspect to front, open space leading into kitchen area and family area and fireplace alcove with raised slate hearth giving potential for a log burner.



Kitchen Area

With one and a half stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with matching Quartz worktops, the continuation of the Quartz worktops forming a useful breakfast bar area, built-in three ring induction hob with extractor hood over, built-in double electric fan assisted oven with warming plate drawer underneath, integrated fridge, integrated freezer, integrated dishwasher, matching tiled flooring with underfloor heating, spotlights to ceiling, open space leading into family area and dining area and concealed worktop lights.



Utility

8'9" x 4'5" (2.68 x 1.37)

With circular stainless steel sink unit with mixer tap, a range of fitted cupboards with matching worktops, plumbing for automatic washing machine, space for tumble dryer, radiator, tiled flooring, extractor fan and double glazed door giving access to south-facing garden.

First Floor

Landing

26'4" x 6'3" (8.05 x 1.93)

With radiator and built-in cupboard housing the hi-efficiency hot water cylinder and boiler.

Bedroom One

14'8" x 11'5" (4.49 x 3.50)

With radiator, high ceilings, pleasant far-reaching views, double glazed French doors opening onto balcony and internal oak veneer door with chrome fittings.



Sun Balcony

15'3" x 3'7" (4.65 x 1.11)

With decked floor, attractive glass balustrade with chrome handrails and lovely south-facing views.

Dressing Room

14'11" x 6'10" (4.55 x 2.10)

With a good range of wardrobes providing storage, high ceilings, radiator and triple glazed window to front.

En-Suite Bathroom

10'2" x 9'2" (3.12 x 2.81)

With bath with chrome fittings, twin washbasins both having chrome fittings, low level WC, double shower cubicle with chrome shower, fully tiled walls with matching tiled flooring, high ceilings, spotlights to ceiling, heated chrome towel rail/radiator, mirror, extractor fan, two double glazed windows and internal obscure sliding bespoke door.



Bedroom Two

12'7" x 10'0" (3.84 x 3.06)

With radiator, high ceilings, double glazed window, lovely south-facing views to rear and internal oak veneer door with chrome fittings.



Bedroom Three

13'6 x 9 (4.11m x 2.74m)

With radiator, high ceilings, double glazed window, lovely south-facing views to rear and internal oak veneer door with chrome fittings.



Bedroom Four

10'6 x 10 (3.20m x 3.05m)

With radiator, high ceilings, double glazed window, lovely south-facing views to rear and internal oak veneer door with chrome fittings.



Bedroom Five

10'5 x 8 (3.18m x 2.44m)

With radiator, high ceilings, triple glazed window to front and internal oak veneer door with chrome fittings.



Family Bathroom

14'9" x 8'9" (4.52 x 2.69)

With bath with chrome fittings, pedestal wash handbasin with chrome fittings, low level WC, separate double shower cubicle with chrome fittings including shower, fully tiled walls, heated towel rail/radiator, wall mounted mirrored medicine cabinet, spotlights to ceiling, extractor fan, triple glazed dormer window to front and internal oak veneer door with chrome fittings.



Front Garden

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

Rear Garden

The property benefits from a private enclosed south-facing rear garden which again, has been landscaped with wide shaped lawns with a varied selection of shrubs, plants and large raised composite decking area providing a pleasant sitting out and entertaining space. Side garden timber shed.



Summer House/Cabin

12'3" x 7'1" (3.75 x 2.18)

Ideal for an office or party cabin.



Large Driveway

A sweeping block paved driveway provides car standing spaces for approximately five cars with additional gravelled parking area at the top of the front garden.

Brick Double Garage

17'5" x 16'7" (5.31 x 5.06)

With concrete floor, power, lighting, side personnel door, side window and electric up and over door.

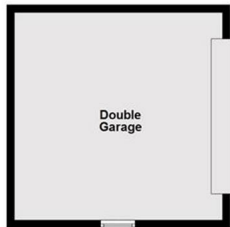
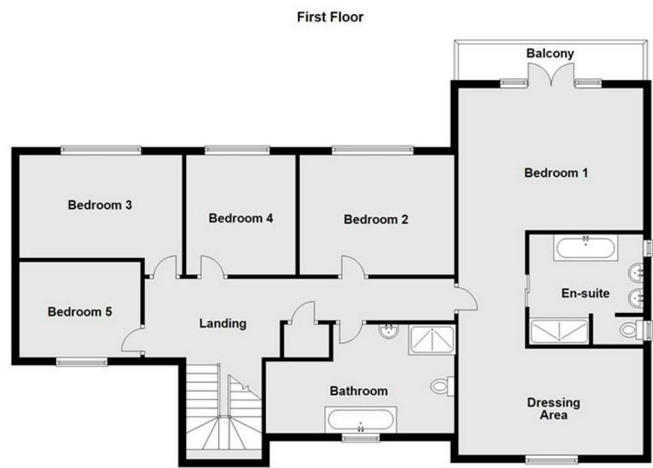


Solar Panels

The property benefits from electric solar panels.

Council Tax - G

Amber Valley



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	88	88
(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	

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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