



## 4 Bed House - Detached

14 Poppyfields Meadow, Allestree, Derby DE22 2NJ

Offers Around £685,000 Freehold



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**Fletcher**  
& Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Well Presented Detached Home in Popular Cul-de-Sac
- Ecclesbourne School Catchment Area
- Lounge, Family Room, Study
- Living Kitchen/Dining/Snug
- Utility & Cloakroom
- Four Double Bedrooms & Three Bathrooms
- Landscaped Gardens
- Generous Block Paved Driveway
- Double Garage/Leisure Bar
- Located off Kedleston Road - Easy Access to Duffield, Kedleston & Quarndon

ECCLESBOURNE SCHOOL CATCHMENT AREA - Nestled in Poppyfields Meadow, this well-presented four bedroom detached home offers a perfect blend of comfort and style.

Situated in a popular cul-de-sac, the property boasts an impressive layout with three reception rooms, including a spacious lounge, a family room, and a study, providing ample space for relaxation and entertainment.

The heart of the home is the inviting living kitchen, which seamlessly combines dining and snug areas, making it an ideal spot for family gatherings.

With four generously sized double bedrooms, this residence ensures that everyone has their own private retreat. The three well-appointed bathrooms add to the convenience, catering to the needs of a busy household.

Outside, the property features wrap-around landscaped gardens, a generous block-paved driveway that can accommodate up to four vehicles, along with a double garage that doubles as a leisure bar, perfect for hosting friends or enjoying a quiet evening at home.

#### The Location

The property enjoys an enviable prestigious location within the Quarndon Parish and offering a convenient location within easy access of local shops and amenities in Allestree and positioned close to Markeaton Park and the beautiful National Trust Kedleston Estate.

#### Accommodation

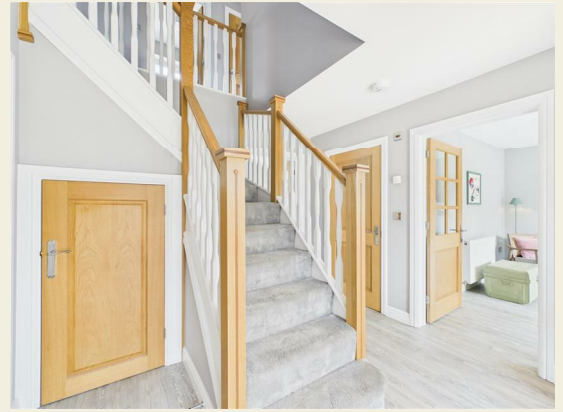
##### Storm Porch

With brick archway and outside light.

### Entrance Hall

11'0" x 10'0" (3.37 x 3.05)

With half glazed entrance door, radiator, understairs storage cupboard and staircase leading to first floor.



### Cloakroom

5'4" x 3'2" (1.65 x 0.99)

With low level WC, corner wash basin with fitted base cupboard underneath, radiator, spotlights to ceiling, extractor fan and internal oak veneer door with chrome fittings.

### Lounge

17'1" x 11'5" (5.23 x 3.50)

With media wall incorporating electric log effect fire, spotlights to ceiling, two radiators, double glazed French doors to patio and garden and internal oak veneer door with chrome fittings.



## Family Room

11'3" x 9'10" (3.45 x 3.01)

With radiator, double glazed window with fitted blind to front and internal half glazed oak veneer door with chrome fittings.



## Study

11'7" x 7'10" (3.54 x 2.39)

A beautifully fitted study incorporating two desks, drawers and illuminated shelving, radiator, double glazed window with fitted blind to front and internal oak veneer door with chrome fittings.



## Living Kitchen/Dining/Snug

19'6" x 9'5" (5.95 x 2.89)



## Snug Area

With radiator and half glazed oak veneer door with chrome fittings.



## Dining Area

With radiator, four double glazed windows and double glazed door opening on to patio and garden.



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### Kitchen Area

With one and a half inset stainless steel sink unit with mixer, wall and base fitted units with attractive matching worktops, Smeg stainless steel built-in four ring gas hob with Smeg extractor hood over, built-in Smeg electric fan assisted oven incorporating Smeg grill, built-in Smeg combination microwave oven, integrated fridge/freezer, integrated Smeg dishwasher, tiles flashbacks, concealed worktop lights, spotlights to ceiling, double glazed window with fitted blind to rear, radiator and open space leading to dining and snug area.



### Utility Room

7'11" x 5'4" (2.42 x 1.65)

With single stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, concealed central heating boiler, plumbing for automatic washing machine, space for tumble dryer, radiator and half glazed side access door.

### First Floor Landing

14'3" x 9'10" (4.35 x 3.02)

With attractive balustrade, radiator, access to roof space and built-in cupboard housing the high efficiency water cylinder.

## Double Bedroom One

12'9" x 10'4" (3.90 x 3.17)

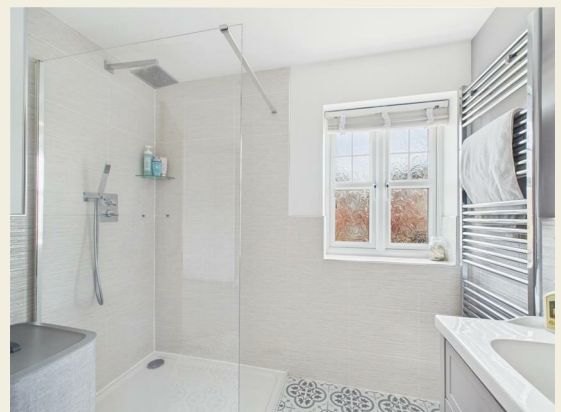
With built-in fitted wardrobes, air conditioning unit, radiator, double glazed window to front and internal oak veneer door with chrome fittings.



## En-Suite

8'0" x 7'10" (2.44 x 2.41)

With walk-in double shower with chrome fittings including shower, fitted wash basin with fitted base cupboard underneath, low level WC, tile splashbacks, tiled effect flooring, heated chrome tower rail/radiator, shaver point, spotlights to ceiling, extractor fan, double glazed window to front and internal oak veneer door with chrome fittings.



## Double Bedroom Two

11'3" x 10'0" (3.44 x 3.05)

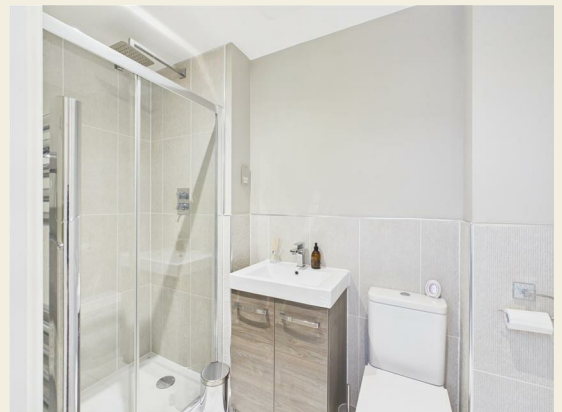
With built-in wardrobes with sliding mirror doors, radiator, double glazed windows to front and internal oak veneer door with chrome fittings.



## En-Suite

8'1" x 4'7" (2.47 x 1.41)

With double shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, tile splashbacks, tile flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan and internal oak veneer door with chrome fittings.



### Double Bedroom Three

11'11" x 9'10" (3.64 x 3.01)

With radiator, air conditioning unit, double glazed window with fitted blind to rear and internal oak veneer door with chrome fittings.



### Double Bedroom Four

11'1" x 9'8" (3.39 x 2.96)

With built-in wardrobes with sliding mirrored doors, radiator, double glazed window to rear with fitted blind and internal oak veneer door with chrome fittings.



## Family Bathroom

10'2" x 6'6" (3.10 x 1.99)

With bath with chrome fittings including shower attachment, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, double shower cubicle with chrome fittings including shower, tile splashbacks, tile flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, shaver point, double glazed window to rear and internal oak veneer door with chrome fittings.



## Front Garden

The property is set back from the pavement edge behind an artificial lawn garden with private hedge, gravel beds and pathway leading to the arched, brick storm porch and entrance door.



## Side Garden

With matching artificial turf.



## Rear Garden

A stunning, enclosed rear garden laid to lawn with patio and slate chipping flowerbeds with sleepers and raised corner composite decked seating area. Furthermore, there is a garden area, which is enclosed, near the utility door providing space for young children or another seating area. Hot tub negotiable on sale. Timber storage shed and bin store.



## Driveway

A double width block paved driveway provides car standing spaces for four vehicles with an EVU car charging point.



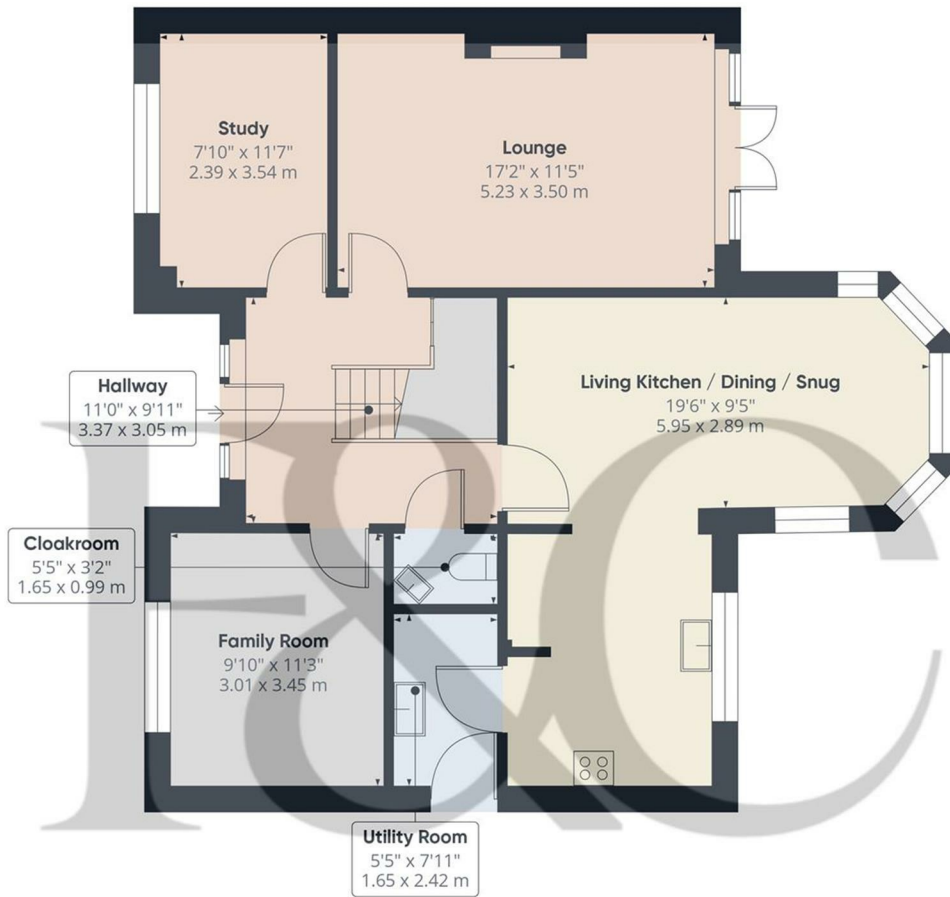
## Double Garage/Leisure Bar

16'7" x 16'0" (5.08 x 4.89)

With two garage doors, power, lighting, fitted bar, electric heater and side double glazed bi folding doors opening onto garden.



Council Tax Band F



Floor 0 Building 1

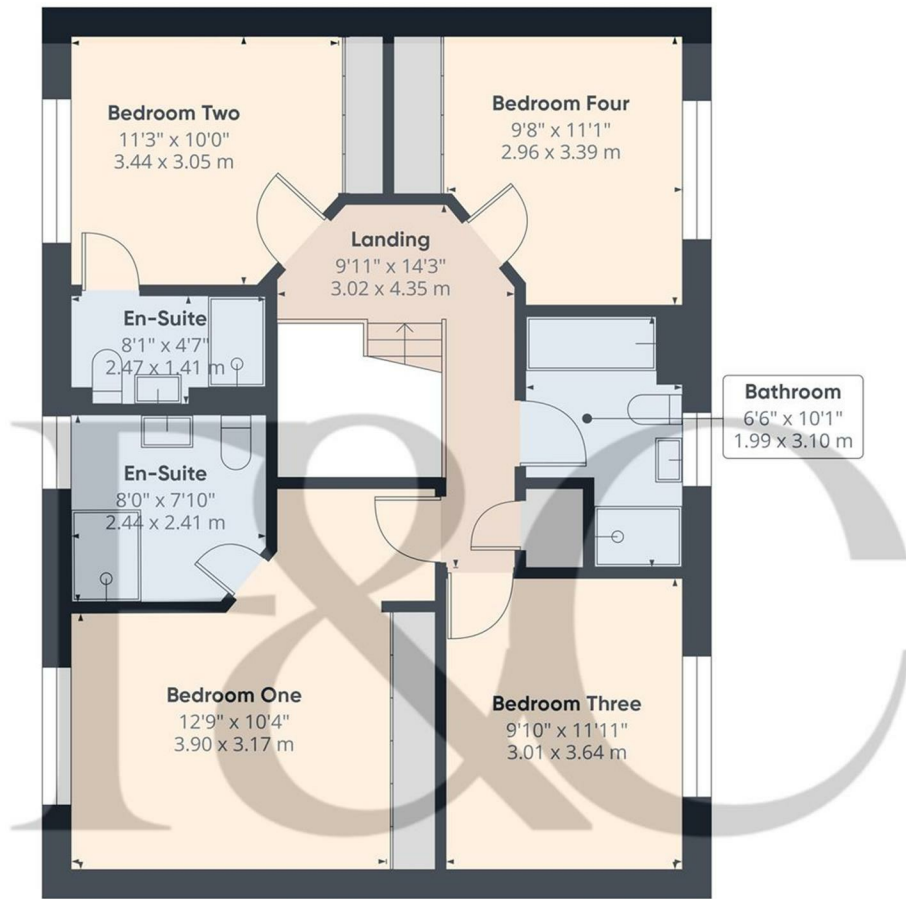
**Approximate total area<sup>m</sup>**  
888 ft<sup>2</sup>  
82.5 m<sup>2</sup>

(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

**Approximate total area<sup>(1)</sup>**

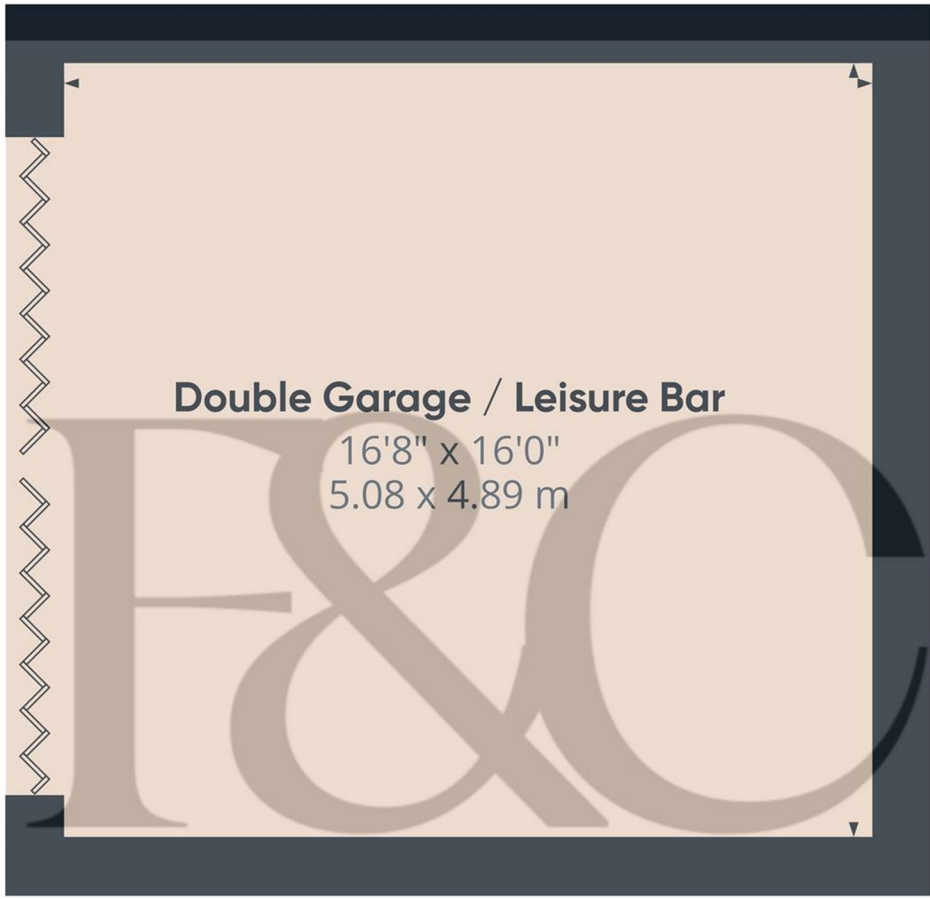
762 ft<sup>2</sup>  
70.8 m<sup>2</sup>

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Floor 0 Building 2

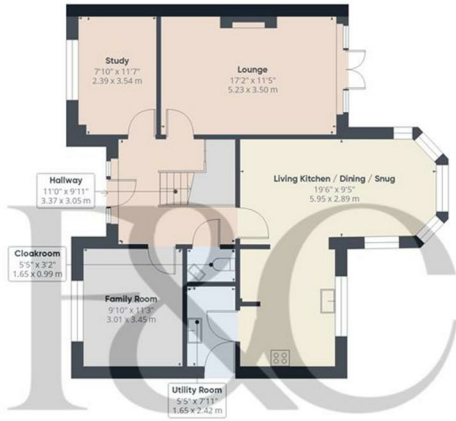
Approximate total area<sup>(1)</sup>  
270 ft<sup>2</sup>  
25.1 m<sup>2</sup>

(1) Excluding balconies and terraces

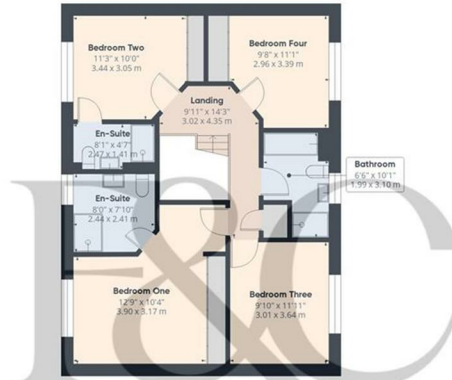
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>1)</sup>  
1920 ft<sup>2</sup>  
178.4 m<sup>2</sup>

(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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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