4 Bed House - Detached

33 Woodlands Lane, Quarndon, Derby DE22 5JU
Offers Around £900,000 Freehold

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Fletcher & Company

www.fletcherandcompany.co.uk

- Splendid Individual and Unique Detached Property
- Peter Woore Designed Family Home - Well known and Respected Local Architect
- End of Village Location Next to Allestree Park
- Potential To Be Improved & Extended
- Lounge, Dining Room, Garden Room, Breakfast Kitchen
- Four Bedrooms, Study, Family Bathroom, Shower Room
- Generous Garden Plot - approx. 0.32 acres - Swimming Pool
- Sweeping Driveway - Attached Garage
- Additional Detached Garage with Room Above
- Rare to the Market - One Careful Ownership from 1954 - No Chain

ECCLESBOURNE SCHOOL CATCHMENT AREA - This splendid and unique detached property presents an exceptional opportunity for discerning buyers. With a generous garden plot of approximately 0.32 acres, this home boasts a delightful swimming pool.

Situated at the end of the village, the property enjoys a peaceful setting adjacent to Allestree Park, allowing for leisurely walks and outdoor activities right on your doorstep.

This remarkable home has been under the careful ownership of one family since 1954, making it a rare find on the market.

There is potential for improvement and also extend (subject to planning permission).

This unique detached house in Quarndon offers a wonderful blend of space, tranquillity, and potential, making it an ideal choice for those looking to invest in a property with style and character.

The Location

The property is located in the highly sought-after village of Quarndon, approximately three miles north of Derby city centre. The village enjoys a charming community atmosphere and offers amenities including a cricket ground and the renowned public house, The Joiners. Quarndon also benefits from a well-regarded primary school (The Curzon Church of England) and falls within the catchment area for an excellent secondary school, Ecclesbourne in Duffield.

The popular village of Duffield is situated just two miles away and provides a wide range of everyday amenities and services. For leisure enthusiasts, highly regarded golf courses at Duffield and Kedleston are also conveniently close by.

Accommodation

Ground Floor

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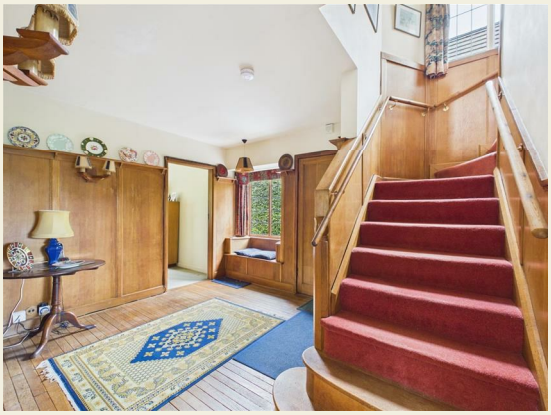
Entrance Hall

10'0" x 8'7" (3.05 x 2.62)

With entrance door, original solid oak wood flooring, wood panelling to walls, window seat, leaded character window, plate rack, cast iron period style radiator and staircase leading to first floor.



Cloakroom

6'4" x 3'2" (1.95 x 0.97)

With low level WC, wash basin, understairs storage cupboard, tile flooring, character window and coat hooks.

Lounge

20'5" x 11'10" (6.24 x 3.63)

With character fireplace with open grate fire, cast iron period style radiator, display corner with shelving and cupboard underneath, internal glazed doors opening onto garden room and three multi-pane sash style windows.

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Dining Room

13'9" x 9'10" (4.20 x 3.00)

With fireplace with shelving and three double glazed windows to front.

Garden Room

11'6" x 11'3" (3.53 x 3.45)

With two cast iron period style radiators, two double glazed windows, double glazed French doors opening onto paved patio, internal glazed doors opening into lounge and views of rear garden.

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Breakfast Kitchen

11'3" x 11'3" (3.45 x 3.44)

With double stainless steel sink unit with mixer tap, wall and base cupboards, worktops, gas fired Aga, plumbing for dishwasher, two double glazed windows and character leaded window.

Pantry

4'1" x 3'4" (1.26 x 1.03)

With shelving.

Utility Room

10'2" x 8'5" (3.11 x 2.58)

With single stainless steel sink unit with hot and cold tap, wall and base units with worktop, plumbing for automatic washing machine, central heating boiler, door with access to garage and double glazed door to garden.

First Floor Landing

15'6" x 3'7" (4.73 x 1.11)

With cast iron period style radiator, double glazed leaded window to side and access to roof space.

Bedroom One

12'8" x 12'6" (3.87 x 3.82)

With two built-in double wardrobes, radiator, double glazed door giving access to balcony and three double glazed windows.

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Sun Balcony

11'1" x 10'7" (3.38 x 3.24)

Enjoying a southerly aspect.

Bedroom Two

13'8" x 9'11" (4.18 x 3.03)

With built-in double wardrobe, cast iron period style radiator and three double glazed windows to front.

Bedroom Three

11'4" x 9'5" (3.46 x 2.89)

With built-in wardrobe, built-in cupboard housing hot water cylinder, far-reaching views to rear, double glazed window with deep tile window sill and double glazed door giving access to balcony.

Bedroom Four

8'11" x 6'6" (2.72 x 2.00)

With built-in single wardrobe and double glazed window with deep tile window sill to front.

Study

7'8" x 7'1" (2.36 x 2.17)

With fitted shelving, cast iron period style radiator and double glazed window.

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Shower Room

8'9" x 7'5" (2.69 x 2.27)

With separate shower cubicle with electric shower, pedestal wash handbasin, heated chrome towel rail/radiator, dormer window incorporating character leaded window, additional leaded window and door giving access to eaves. (plus storage into eaves boarded and providing storage).

Family Bathroom

8'8" x 6'0" (2.65 x 1.84)

With bath with electric shower, pedestal wash handbasin, low level WC, tile splashbacks, heated towel rail and two double glazed leaded windows.

Roof Space

Accessed via an aluminium loft ladder with boards for storage, worktop and light.

Front Garden

The property is set well back from Woodlands Lane behind a deep, lawn fore-garden with well-screening hedgerows and small trees.

Side Garden

To the side of the property is a sun patio providing a pleasant sitting out and entertaining space.

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Rear Garden

The property enjoys a lovely, sunny, well-established garden laid to lawn with a varied selection of shrubs, bushes, trees and lawn areas.

Swimming Pool

At the bottom of the garden is a swimming pool with shed/changing room.

Driveway

The property benefits from a sweeping tarmac driveway providing car standing spaces for several cars.

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Attached Garage

18'0" x 9'1" (5.49 x 2.79)

With concrete floor, power, lighting, window to rear, electric up and over door and latch door giving access to utility room.

Detached Garage

17'7" x 11'0" (5.37 x 3.37)

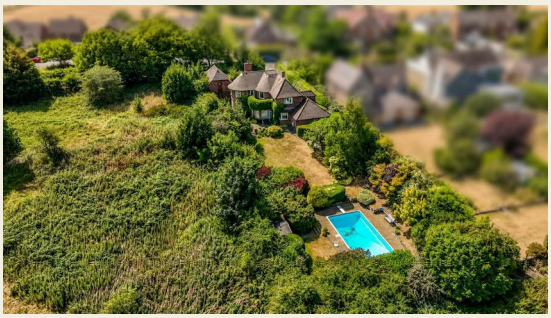
With power and lighting.

Room Above Detached Garage

19'11" x 12'9" (6.08 x 3.89)

Boarded, insulated, power, lighting, windows and personnel access door with staircase.

Council Tax Band G



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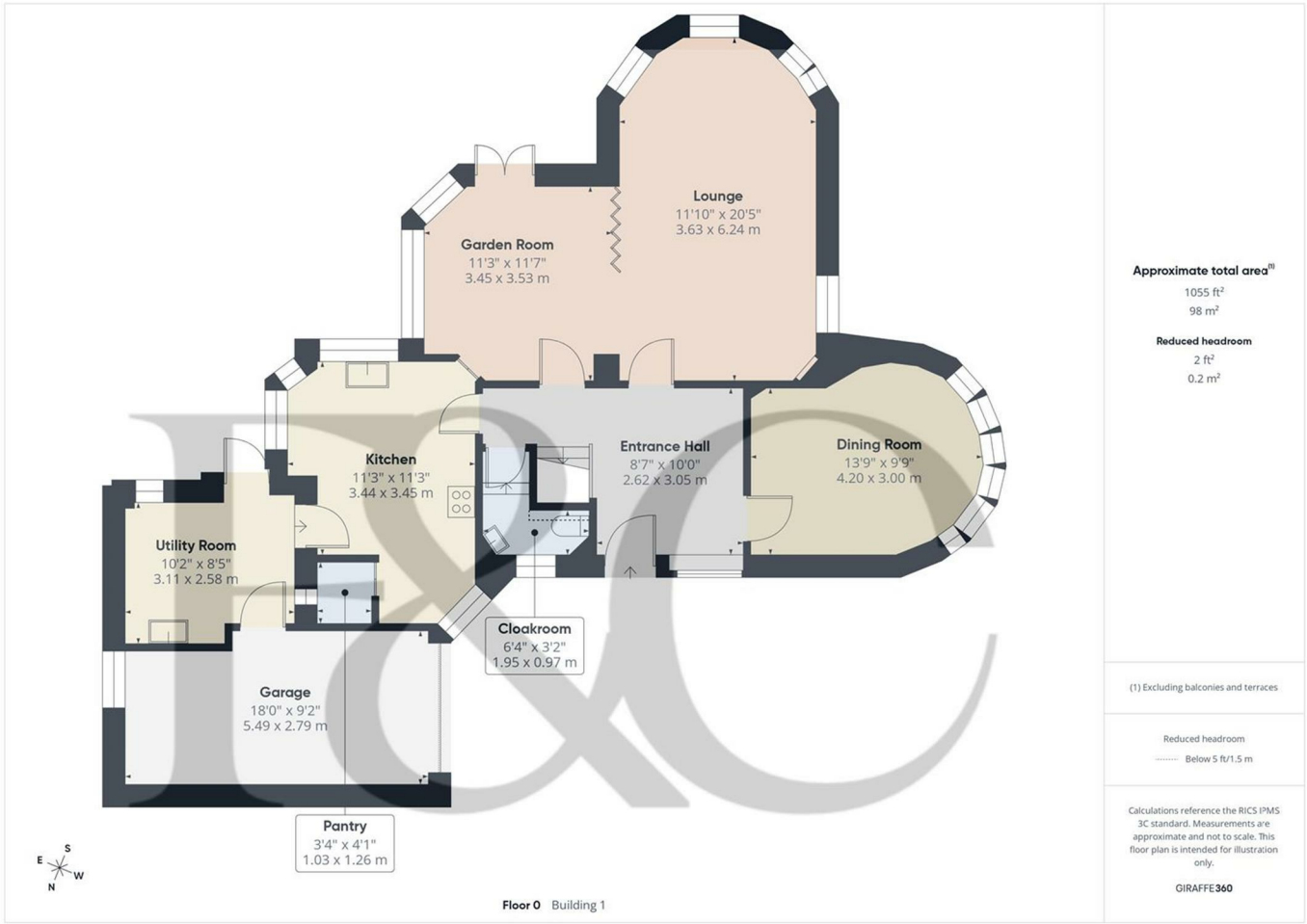

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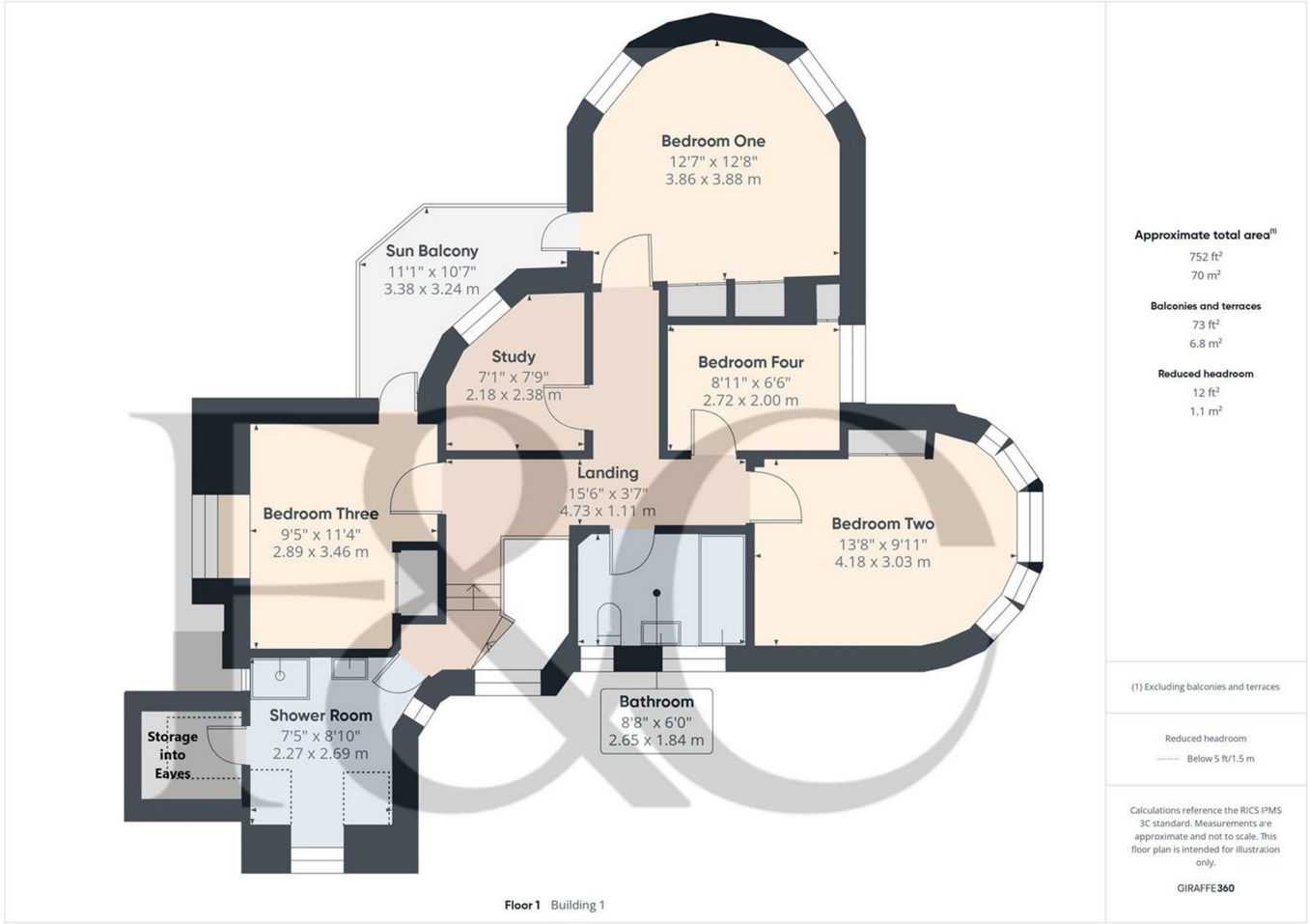

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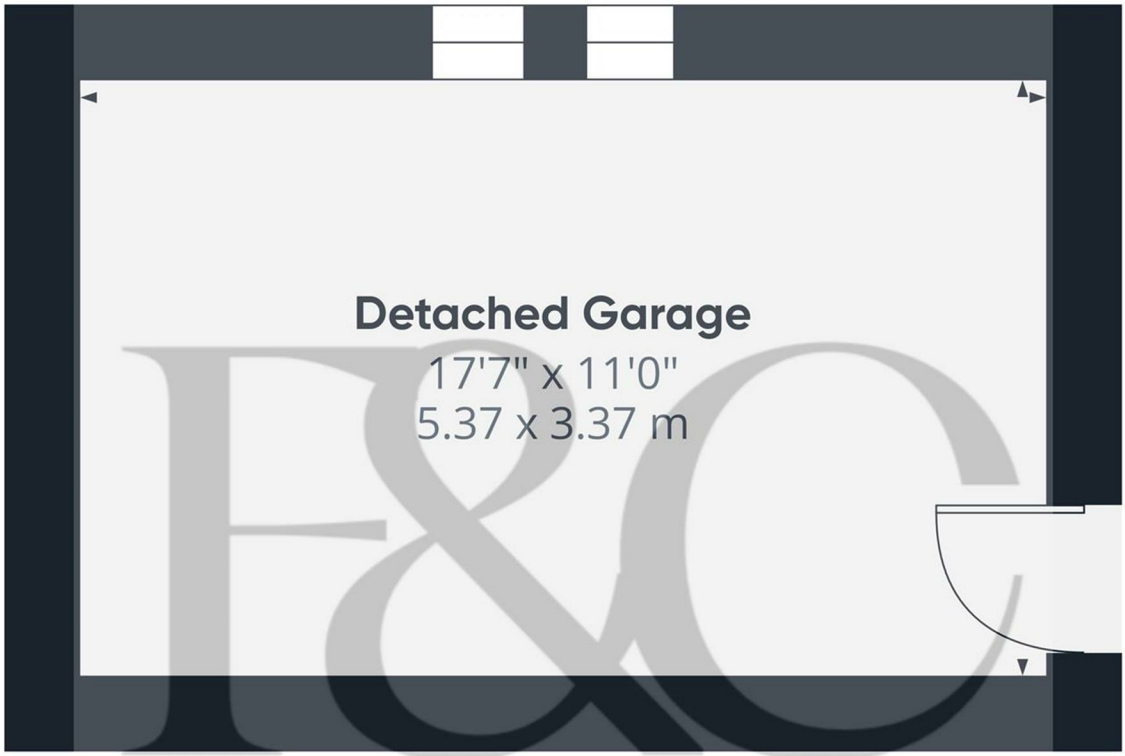

Floor 0 Building 2

Approximate total area(1)

195 ft²

18.1 m²

(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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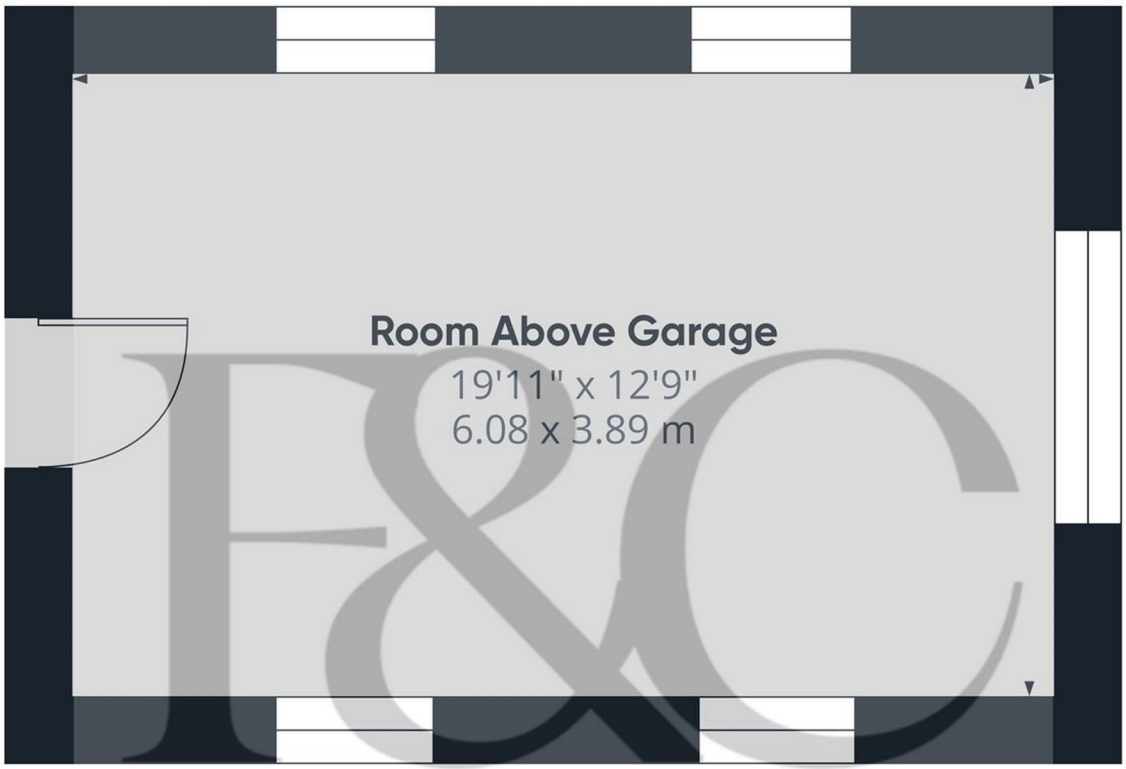

Floor 1 Building 2

Approximate total area(1)
253 ft²
23.5 m²

Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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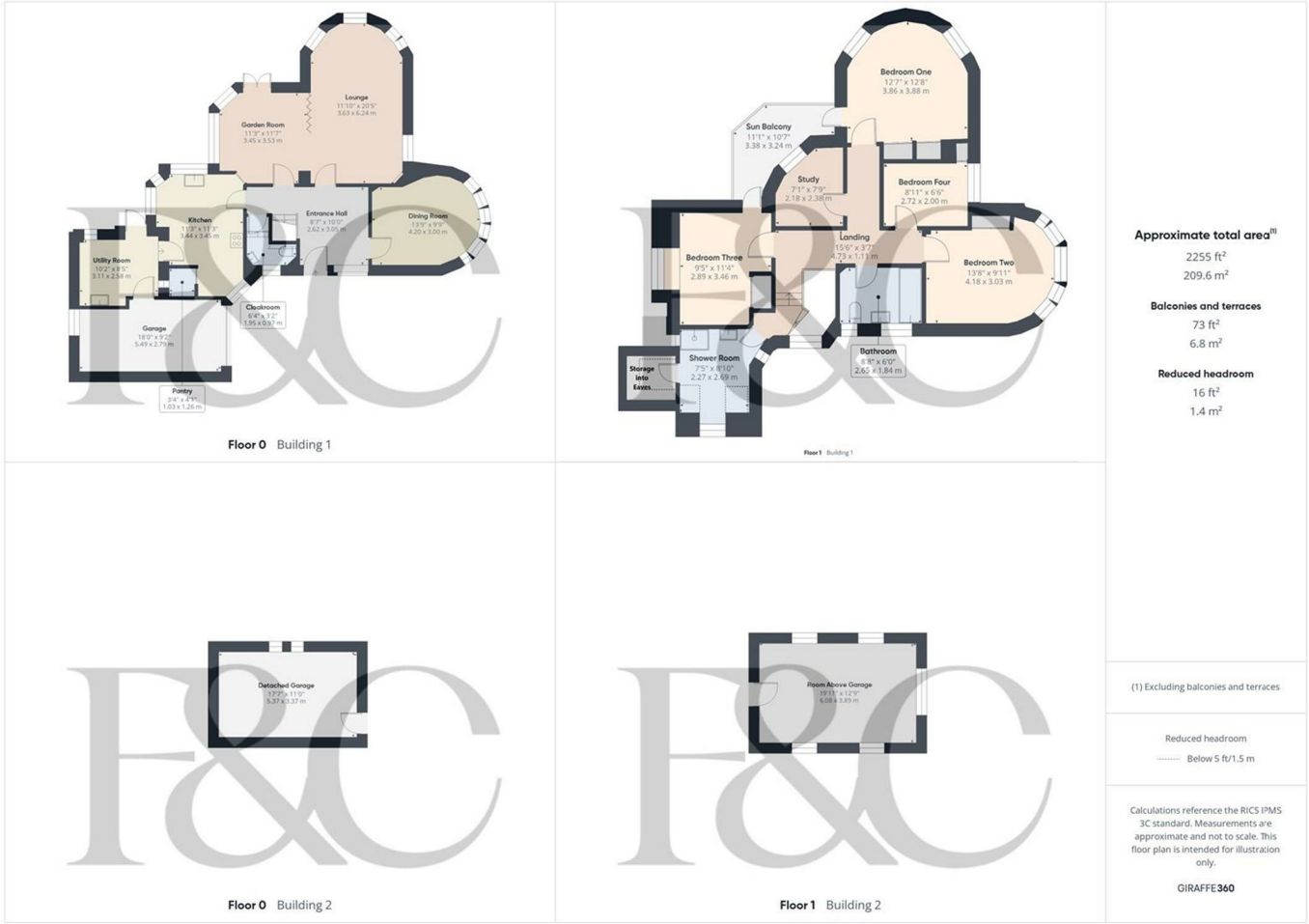
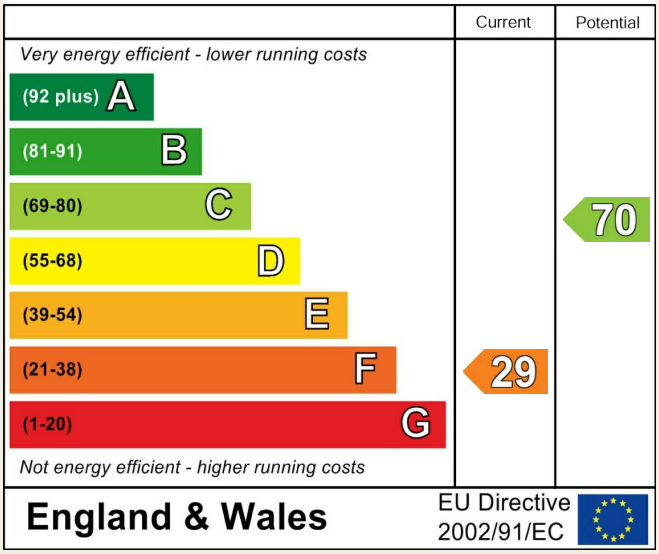
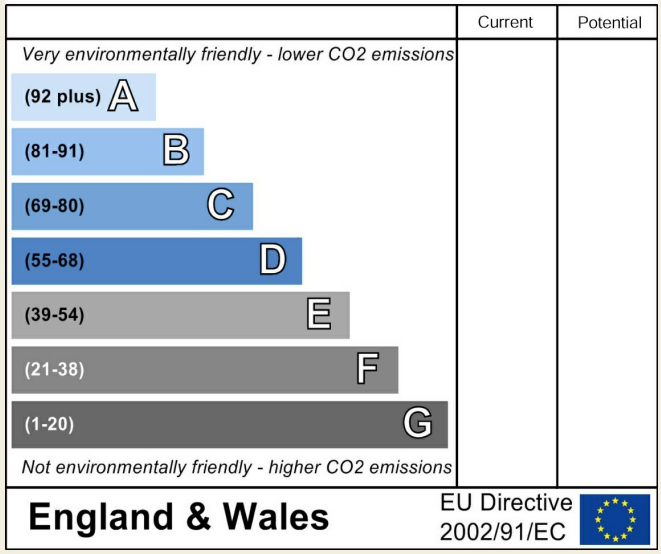


Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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