

## 12 Quarndon Heights, Allestree, Derby, DE22 2XN

Offers Around £575,000

Freehold



- Ideal Family Home
- Executive Detached Residence
- Impressive Hall with Fitted Guest Cloakroom off
- Spacious Lounge with Superb Media Wall
- Dining Room
- Breakfast Kitchen
- Study/Playroom & Utility
- Four First Floor Bedrooms, En-Suite & Bathroom
- Private Enclosed Garden
- Driveway & Double Garage





## Summary

A fabulous, four bedroom, detached, executive residence occupying a highly desirable cul-de-sac location on Quarndon Heights in Allestree.

The property would ideally suit a family looking for a peaceful position offering highly convenient access into Derby City centre which offers a wide range of amenities. The property is double glazed and gas central heated with porch, entrance hall, fitted guest cloakroom, lounge, dining room, breakfast kitchen, study/playroom and utility. The first floor accommodation features a semi-galleried landing, principle bedroom with en-suite shower room, three further bedrooms and a bathroom.

The property features a low maintenance garden with the driveway down the side of the property which culminates in a detached double garage with electric door. To the rear there is a low maintenance garden with feature lawn and nearly laid terrace patio.

**F&C**

## The Location

The property gives easy access to excellent schooling with two primary schools in Allestree as well as Woodlands secondary school. There are a full range of amenities available in nearby Derby City centre and locally at Park Farm shopping centre and Blenheim Parade. The property is close to popular pubs and also offers walks in nearby open countryside as well as being close to Markeaton and Darley Park.

## Accommodation

### Ground Floor

#### Porch

11'11" x 1'10" (3.65 x 0.58)

A panelled and double glazed entrance door with matching sidelights provides access to porch with further stained glass entrance door to most impressive entrance hall.

#### Hallway

16'7" x 11'02" (5.05m x 3.40m)

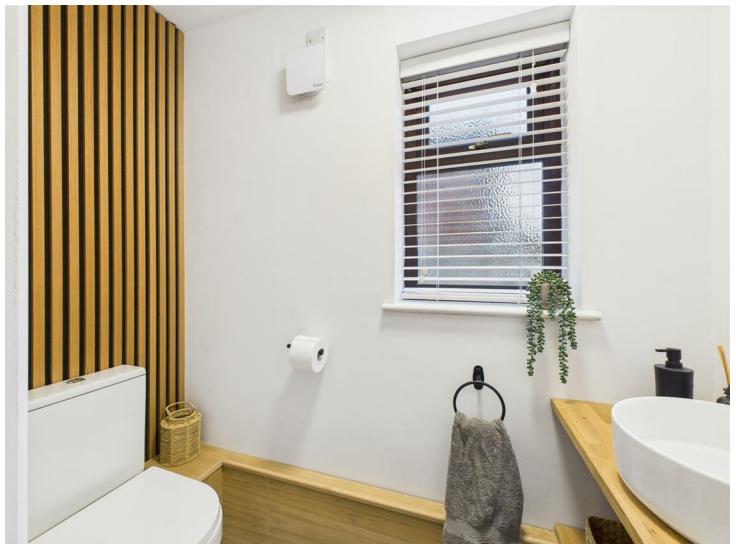
Having a central heating radiator, decorative coving and feature staircase to first floor.



#### Fitted Guest Cloakroom

6'5" x 2'10" (1.98 x 0.87)

A stylish suite with a low flush WC, vanity unit with wash handbasin, feature wood panelled wall and double glazed window to side.



## Lounge

22'1" x 10'11" (6.75 x 3.33)

A beautiful, light and airy room due to the dual aspect with double glazed bay window to front and matching French doors to rear, fabulous media wall with recess ideal for a flat screen TV, illuminated shelving plus log effect fire and two central heating radiators.



### Dining Room

9'11" x 10'8" (3.04 x 3.26)

With central heating radiator, oak floor covering, decorative coving, double glazed window to front and panelled and glazed sliding door to breakfast kitchen.



### Breakfast Kitchen

21'8" x 8'0" (6.61 x 2.45)



## Lounge Area

With central heating radiator, oak floor covering and double glazed window to side.



## Kitchen Area

Comprising granite effect worktops with tiled surrounds, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards with display shelving, gas hob with extractor hood over, built-in double oven and grill, integrated fridge and dishwasher, double glazed window to rear and door to study/playroom.



### Study/Playroom

10'5" x 6'5" (3.18 x 1.96)

Having a central heating radiator, oak flooring, decorative coving and double glazed French doors to garden.



### Utility

10'4" x 5'4" (3.17 x 1.63)

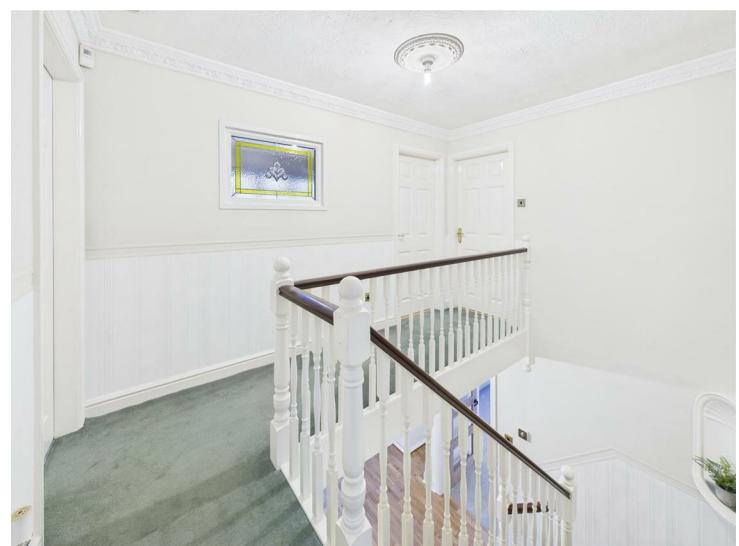
Comprising an L-shape granite effect worktop with tiled surrounds, inset stainless steel sink unit, fitted cupboards, appliance space suitable for washing machine and tumble dryer, wall mounted Vaillant gas boiler, central heating radiator, double glazed window to side and panelled and double glazed door to garden.



### First Floor Landing

11'7" x 8'3" (3.54 x 2.54)

A semi-galleried landing with feature balustrade, decorative coving and access to loft space.



### Principle Bedroom

12'11" x 12'0" (3.96 x 3.67 )

With central heating radiator, fitted wardrobes and drawers, decorative coving, double glazed window to front and door to en-suite.



### En-Suite Shower Room

9'6" x 5'11" (2.91 x 1.81)

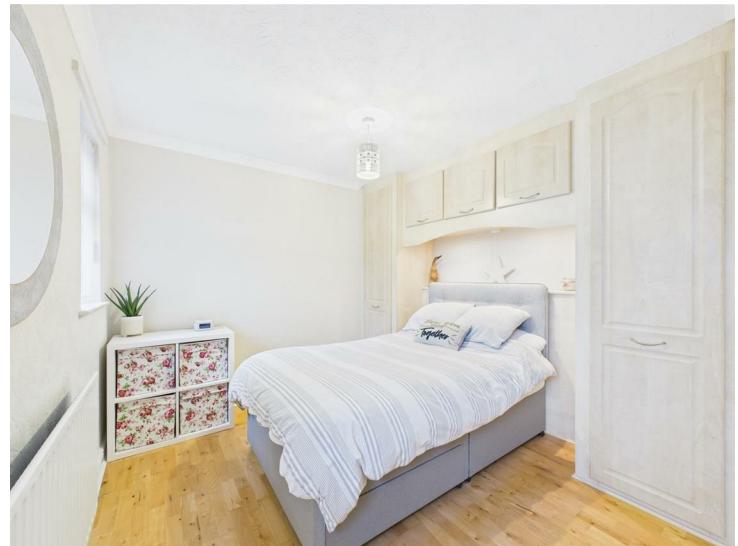
Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, double shower cubicle with electric shower, central heating radiator, decorative coving and double glazed window to side.



### **Bedroom Two**

12'11" x 9'7" (3.96 x 2.94)

Having a central heating radiator, fitted wardrobes with overhead storage and lighting, decorative coving and double glazed window to rear.



### **Bedroom Three**

11'7" x 7'10" (3.54 x 2.41)

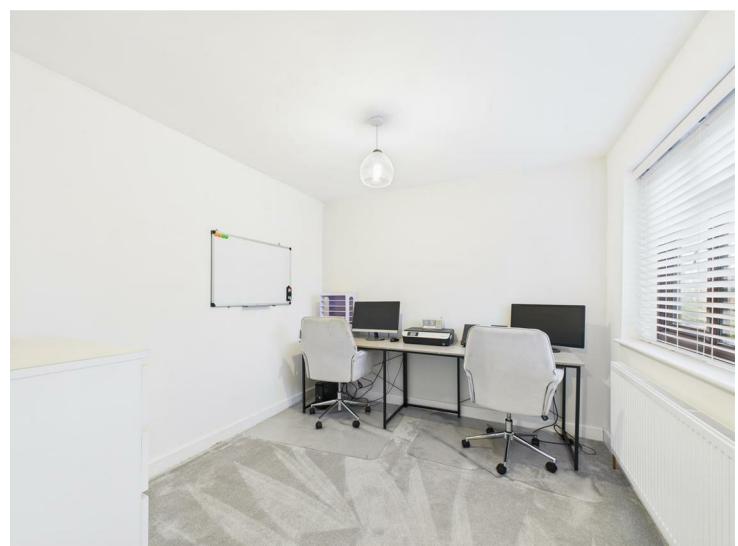
With central heating radiator, fitted wardrobe, decorative coving and double glazed window to front.



### **Bedroom Four**

9'7" x 9'3" (2.94 x 2.82)

Having a central heating radiator and double glazed window to front.



## Bathroom

9'7" x 8'3" (2.94 x 2.54)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, corner bath with shower attachment, separate shower cubicle, airing cupboard, central heating radiator and double glazed window to rear.



## Outside

The property stands well and is set back behind Laurel hedging incorporating a low maintenance fore garden. Adjacent to this is a driveway with wrought iron gates leading to a generous tarmac driveway with detached double garage. The garden features lawn, raised wood edged borders containing plants and shrubs and a terrace/patio to the foot of the garden. The garden is bounded by timber fencing and offers a good degree of privacy.



**Double Garage**

17'7" x 15'10" (5.37 x 4.83)

With power, lighting and an electric door.



**Council Tax Band F**







## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Council Tax Band: F  
Tenure: Freehold

