

## 35

Quarn Drive, Allestree, Derby, Derbyshire, DE22

Offers Over £300,000 Freehold



- Extended Bay Fronted Semi- Detached Home
- Popular Cul-de-Sac off Kedleston Road - Close To Kedleston & Countryside
- Lounge & Dining Room
- Extended Kitchen - ( Potential To Knock Through and Open The Kitchen )
- Three Double Bedrooms & Extended Four-Piece Family Bathroom
- Private Westerly Facing Garden
- Driveway Providing off-road Parking
- No Chain Involved
- Close To Excellent Amenities
- Viewina Essential





## Summary

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NO CHAIN - A three double bedroom, extended, bay fronted, semi-detached residence occupying a quiet cul-de-sac location off Kedleston Road in popular Allestree.

This is a well-positioned, extended, bay fronted, three double bedroom, semi-detached residence occupying a quiet cul-de-sac location off Kedleston Road. The property is sold with the benefit of no upper chain. Double glazed and gas central heated with entrance hall, cloakroom, WC, dining room to front, lounge to rear with French doors to garden and extended kitchen. The first floor landing leads to three double bedrooms and an extended bathroom with four piece suite.

The property is set back behind a fore-garden with adjacent driveway providing off-road parking. To the rear of the property is a very pleasant and private, westerly facing garden which is well-established with extremely well-stocked borders, gravel pathways and pond together with a summerhouse.

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## The Location

The property is located within popular Allestree which offers an excellent range of amenities including Portway and Lawn primary schools, Woodlands secondary school, shopping facilities at Park Farm and Blenheim Parade and easy access into Derby City centre. A regular bus service runs from Allestree into Derby. Markeaton Park Is also within easy reach.

## Accommodation

### Ground Floor

#### Entrance Hall

13'10" x 5'5" (4.22 x 1.66)

A panelled and double glazed entrance door provides access to hallway with central heating radiator and staircase to first floor with understairs storage cupboard.

#### Cloakroom

7'3" x 4'4" (2.23 x 1.33)

With central heating radiator and double glazed window to front.

#### WC

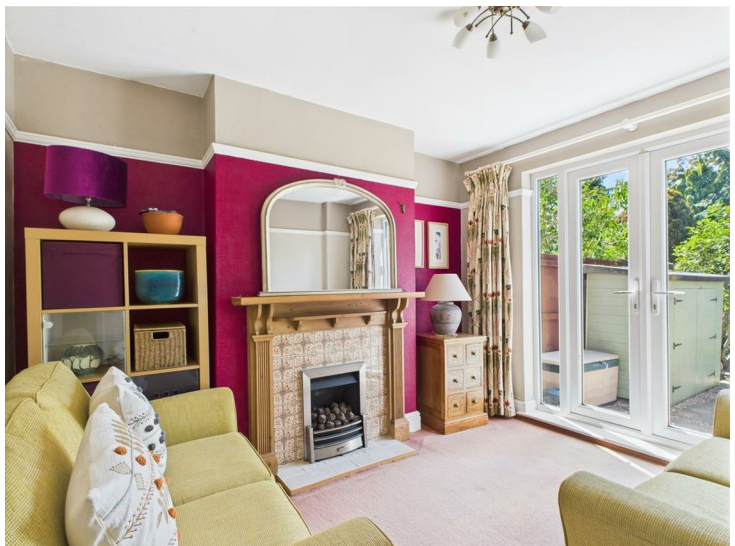
4'3" x 3'2" (1.31 x 0.98)

With low flush WC and corner wash handbasin.

#### Lounge

11'4" x 10'5" (3.46 x 3.18)

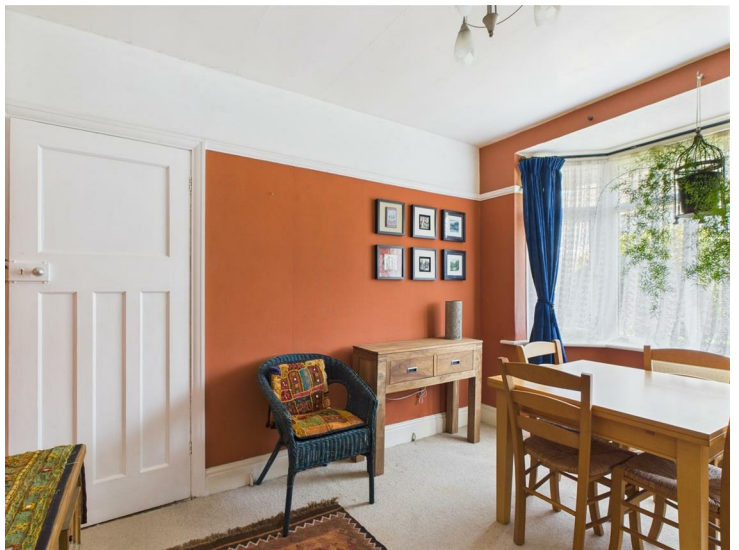
With feature fireplace with decorative wooden surround, tiled hearth and interior and living flame fitted gas fire, central heating radiator, picture rail and double glazed French doors with matching sidelights to garden.



## Dining Room

12'3" x 10'2" (3.74 x 3.12)

With feature fireplace with decorative surround, granite hearth, tiled interior and living flame fitted gas fire, central heating radiator, picture rail and double glazed window to front.



### Extended Kitchen

10'8" x 10'0" (3.26 x 3.05)

With granite effect worktops, tiled surrounds, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards and drawers, complementary wall mounted cupboards, four plate gas hob with built-in oven beneath, integrated fridge freezer, appliance space suitable for washing machine, wall mounted gas fired boiler, central heating radiator, recessed ceiling spotlighting, feature tile flooring and double glazed French doors to garden.



### First Floor Landing

7'7" x 2'9" (2.33 x 0.85)

A semi-galleried landing with central heating radiator.

**Double Bedroom One**

11'5" x 10'4" (3.50 x 3.17)

With central heating radiator, picture rail and double glazed window to rear and views towards Kedleston Hall.



**Double Bedroom Two**

10'9" x 10'4" (3.29 x 3.16)

With central heating radiator, picture rail and double glazed window to front.



**Double Bedroom Three**

10'9" x 7'8" (3.29 x 2.34)

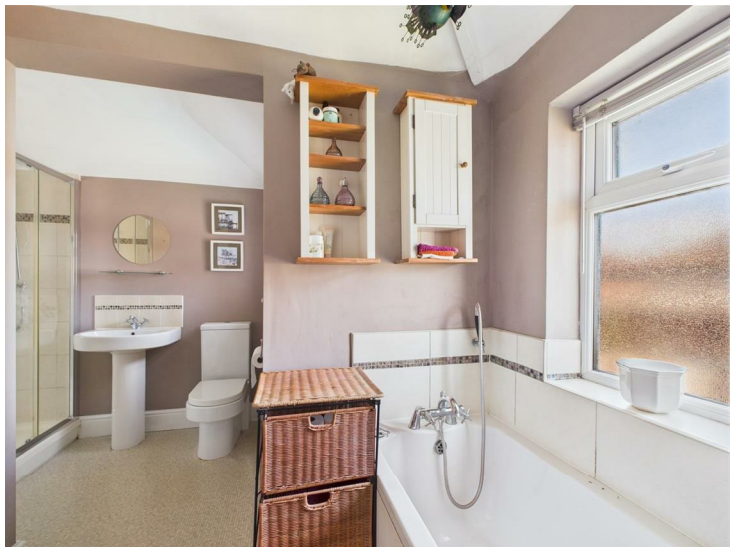
With central heating radiator and double glazed window to rear with views towards Kedleston Hall.



### Extended Bathroom

10'9" x 6'6" (3.29 x 2.00)

A four piece suite with low flush WC, pedestal wash handbasin, panelled bath, separate double shower cubicle, central heating radiator, wall mounted heater, recessed ceiling spotlighting and two double glazed windows to front.

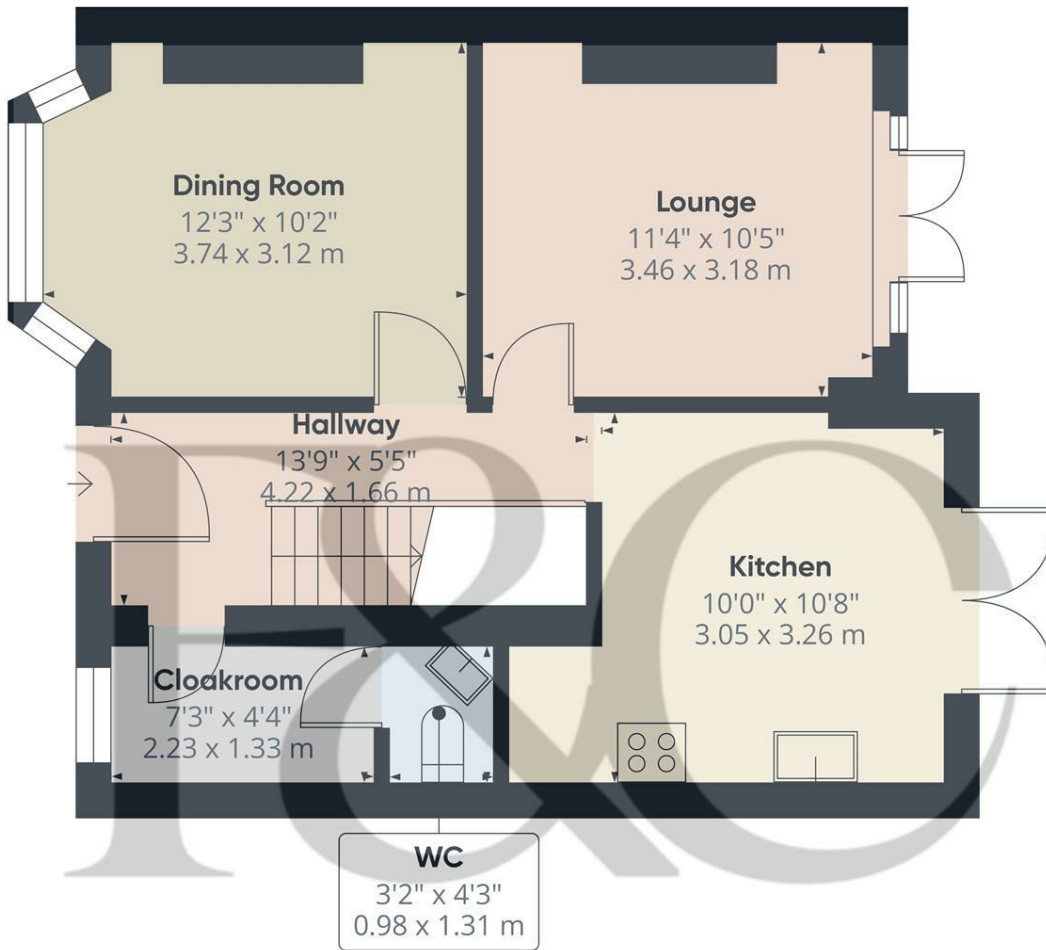


## Outside

To the rear of the property is a private, westerly facing garden which receives much sunshine with a pleasant backdrop of mature trees. The garden is extremely well-stocked and features meandering gravel pathways, herbaceous borders containing plants and shrubs, neat box hedging, pond and hard standing to the front of the garden with a timber framed summer house. The garden has outdoor electric power and this runs to the summerhouse which gives the summerhouse potential for use as a work space. The garden is bounded by timber fencing. To the front of the property is a fore-garden with shrubs and plants and driveway providing off-road parking.



Council Tax Band B



Floor 0

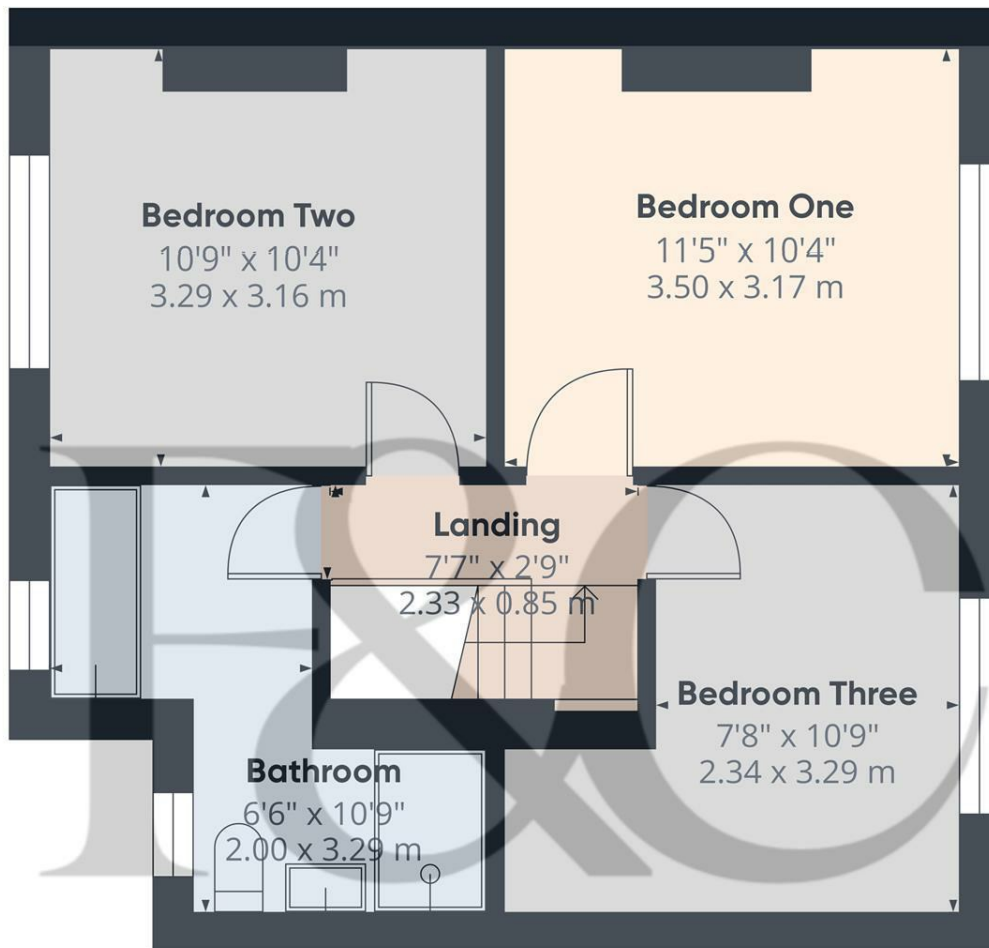
Approximate total area<sup>(1)</sup>  
479.32 ft<sup>2</sup>  
44.53 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

Approximate total area<sup>(1)</sup>  
423.89 ft<sup>2</sup>  
39.38 m<sup>2</sup>

(1) Excluding balconies and terraces.

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## Getting there

35 Quarn Drive  
Allestree  
Derby  
Derbyshire  
DE22 2NR

Council Tax Band: B  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	