

# Quarndon Heights

Allestree, Derby, DE22 2XN

John   
German









# Quarndon Heights

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£500,000

Executive detached family home located in one of Allestree's most sought after cul-de-sacs within walking distance of an impressive array of amenities and with great transport links. Built on impressive lines with a spectacular entrance leading onto three reception rooms and a large open plan breakfast kitchen with separate utility, ground floor WC and uPVC double glazed conservatory, four well-proportioned bedrooms, family bathroom and a master en-suite. A generous driveway provides ample parking, detached double garage and private rear garden. No upward chain.





Entrance to the property is via a uPVC double glazed entrance porch which leads onto a spectacular entrance hall, which really gives the property that luxurious feel having a lovely, polished wood floor, and stairs rise to the first floor landing whilst internal doors lead off to the ground floor living areas.

Located directly off the entrance hall is the ground floor guests WC fitted with a low flush WC and wash handbasin.

To the left hand side of the hall is an impressive double aspect lounge with a recessed bay window to the front and French doors to the rear, there is a polished wood floor which matches the one in the hallway and an elegant marble fireplace forms the focal point of the room with an inset living flame gas fire.

The dining room is a lovely size with a window overlooking the front elevation, matching polished wood flooring and sliding double doors opening into the kitchen.

The large dining kitchen is fitted with a range of base and eye level units with roll edge worksurfaces, inset stainless steel sink unit with mixer tap and tiled splashbacks, built in eye level double oven and four ring gas hob with extractor hood over, integrated fridge and dishwasher, tiled floor and a large dining area with laminate flooring and a window to the side.

The utility room is fitted with base and eye level units, worktops with an inset stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for washing machine, space for freezer, tiled floor, wall mounted boiler, window to the side and matching entrance door to the garden.

Off the kitchen is located a useful study room with laminate floor and French doors through to the conservatory.

The brick-built conservatory has uPVC double glazed windows and a polycarbonate roof with all with fitted blinds, there is a tiled floor and power and lighting laid on as well as air conditioning, French doors lead out onto the patio.

On the first floor stairs lead to the first floor landing which has doors leading off to the bedrooms and family bathroom.

The master bedroom is a lovely size with fitted bedrooms furniture including wardrobes drawers and well as matching bedside units, window to the front and wood flooring. The ensuite shower room is fitted with a double shower enclosure, low flush WC and washbasin, extensive tiling, and window to the rear. All the other bedrooms are also double with built in wardrobes and bedroom furniture, windows and laminate flooring.

The main bathroom is fitted with a corner bath, large separate shower enclosure, low flush WC and washbasin, window to the rear. There is a built-in laundry cupboard providing lots of useful storage.

Outside to the front of the property is a low maintenance fore garden alongside a driveway providing ample off road parking with wrought-iron double gates leading along the side of the property to a detached brick-built double garage at the rear. The rear garden enjoys a rare degree of privacy being mainly laid to lawn with a paved patio and herbaceous borders.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

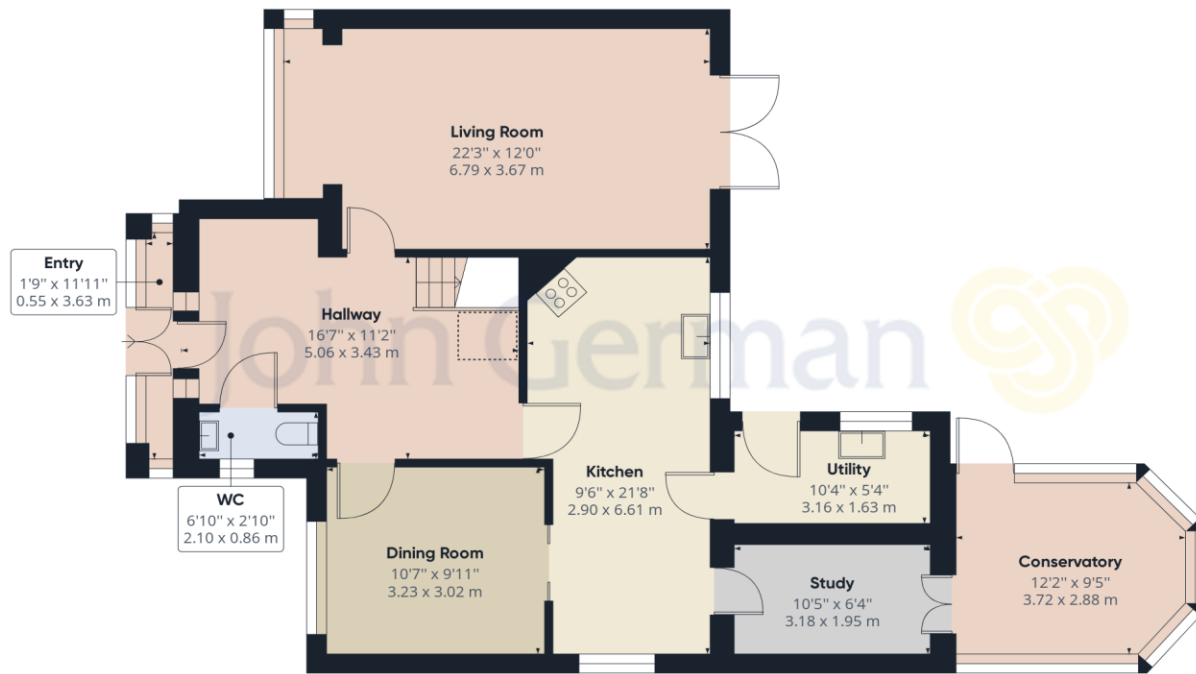
**Our Ref:** JGA21082023

**Local Authority/Tax Band:** Derby City Council / Tax Band F









Ground Floor



Floor 1

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

1753.33 ft<sup>2</sup>

162.89 m<sup>2</sup>

**Reduced headroom**

8.04 ft<sup>2</sup>

0.75 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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





### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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