



1 Quarndon View, Allestree, Derby, DE22 2XJ

Price £475,000

- Extended Detached Property
- Lounge and Study
- Utility and Cloakroom
- En suite Bathroom and Family Bathroom
- Block Paved Driveway, Brick Double Garage
- Spacious Entrance Hall and Landing
- Open Plan Family/Dining/Garden/Kitchen
- Four Double Bedrooms
- Private Enclosed Garden
- Viewing Highly Recommended

Stunning detached property with double garage and private garden occupying this prestigious cul-de-sac location. The location is known as Quarndon Parish, situated close to Quarndon and positioned on the edge of Allestree, close to nearby open fields and the Kedleston Estate.

Allestree/Quarndon Parish is a very popular residential suburb of Derby, approximately three miles from the city centre, and provides an excellent range of local amenities including the noted Park Farm Shopping Centre, excellent local schools at primary and secondary level, and regular bus services. Local recreational facilities include Woodlands Tennis Club, Allestree Park with its golf course and fishing lake, Markeaton Park also having a boating and fishing lake, together with Kedleston Golf Course a short distance away.

Excellent transport links are close by with fast access onto the A38 leading to the A50 and M1 motorway.

Recessed Storm Porch

With outside light and half glazed door opening into spacious entrance hall.

Spacious Entrance Hall

17' x 11'5" x 10'3" (5.18m x 3.48m x 3.12m)

With radiator, coat hangers, coving to ceiling, deep skirting boards and architraves, high ceiling, split level staircase leading to the first floor with attractive balustrade.

Cloakroom

7'3" x 2'9" (2.21m x 0.84m)

In white with low level WC, fitted wash basin with fitted cupboard beneath, radiator, sealed unit double glazed obscure window and internal panelled door.

Lounge

22'10" into bay x 11'11" (6.96m into bay x 3.63m)

Enjoying a dual aspect with feature fireplace with surrounds with inset Living Flame gas fire and raised hearth, featured wall papered wall, two radiators, deep skirting boards and architraves, high ceiling, coving to ceiling, bay window incorporating sealed unit double glazed window with aspect to front, sealed unit sliding patio doors opening onto patio and private rear garden and internal panelled door.



Study

9'9" x 5'7" (2.97m x 1.70m)

With radiator, deep skirting boards and architraves, high ceiling, sealed unit double glazed window with aspect to front and internal panelled door.



Open Plan Living Family/Dining/Garden Room/Kitchen

22'5" x 21'9" x 20'7" x 18'3" (6.83m x 6.63m x 6.27m x 5.56m)

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Family Area

With radiator, deep skirting boards and architraves, high ceiling, spotlights to ceiling and internal featured glass cubed window.



Garden Room Area

With radiator, featured high ceiling with two matching double glazed Velux windows, PVCu double glazed window with aspect over rear garden, PVCu double glazed French doors opening onto paved patio and internal featured glass cubed window.

Dining Area

With two PVCu double glazed windows with aspect over rear garden, high ceiling, spotlights to ceiling, fitted wall and base cupboards with matching worktops, integrated fridge, built-in Siemens wine cooler, matching worktops, radiator and open space leading into the kitchen area.



Kitchen Area

Professionally installed by Kedleston Interiors fitted with a 1½ bowl sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching worktops, built-in Siemens induction four ring hob with stainless steel extractor hood over, built-in Siemens electric fan assisted oven, built-in Siemens microwave, integrated Smeg dishwasher, sealed unit double glazed window to side, high ceiling, spotlights to ceiling and open space leading into the dining area, family area and garden room area.

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Utility Room

9'10" x 5'9" (3.00m x 1.75m)

With single bowl stainless steel sink unit with mixer tap, fitted base cupboards with matching worktops, plumbing for automatic washing machine, space for tumble dryer, radiator, deep skirting boards and architraves, high ceiling, Vaillant boiler, half glazed door giving access to the side of the property and internal panelled door giving access to the kitchen area.

Spacious First Floor Landing

With deep skirting boards and architraves, high ceiling, coving to ceiling, matching attractive balustrade and access to roof space.

Bedroom 1

12'11" x 12' (3.94m x 3.66m)

With an attractive range of fitted bedroom furniture including fitted wardrobes, chest of drawers and bedside cabinets, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, sealed unit double glazed window with aspect to front and internal panelled door.



En-suite Bathroom

9'7" x 6'1" (2.92m x 1.85m)

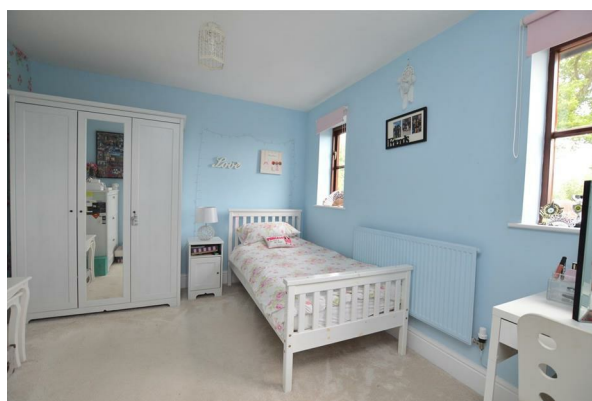
In white with bath with electric shower over and shower screen door, fitted wash basin with fitted storage cupboard beneath, low level WC, fully tiled walls, tiled flooring (under-floor heating), heated chrome towel rail/radiator, sealed unit double glazed obscure window and internal panelled door.



Bedroom 2

13' x 9'8" (3.96m x 2.95m)

With radiator, deep skirting boards and architraves, two sealed unit double glazed windows with aspect to rear and internal panelled door.



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Bedroom 3

13'6" x 8'1" (4.11m x 2.46m)

With radiator, deep skirting boards and architraves, sealed unit double glazed window with aspect to front and internal panelled door.



Bedroom 4

9'6" x 9'1" (2.90m x 2.77m)

With radiator, deep skirting boards and architraves, sealed unit double glazed window with aspect to front and internal panelled door.



Family Bathroom

9'4" x 8'4" (2.84m x 2.54m)

A four-piece suite in white with bath with chrome mixer tap/shower attachment, fitted wash basin with chrome fittings and storage cupboard beneath, low level WC, double walk-in shower cubicle with chrome fittings including shower, tiled splash-backs, tiled flooring (under-floor heating), heated chrome towel rail/radiator, built-in double storage cupboard/airing cupboard with hot water cylinder, sealed unit double glazed obscure window and internal panelled door.



Driveway

A block paved driveway provides car standing spaces for approximately 4 cars.

Brick Double Detached Garage

17'6" x 15'2" (5.33m x 4.62m)

With concrete flooring, power, lighting, front door, side window and side personnel door.

Side Access

There is access all around the property with secure gates.

Private Enclosed Rear Garden

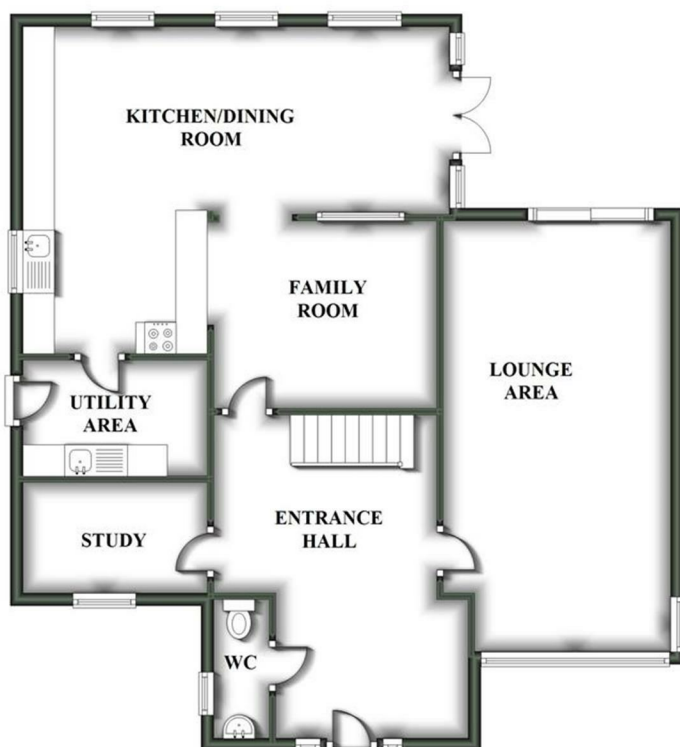
Being of a major asset and sale to this particular property is its private enclosed rear garden which offers privacy and a warm sunny aspect. The garden enjoys shaped lawns, paved patio, circular patio, raised flower beds with wall, enclosed by fencing. Outside light, cold water tap, power and timber shed.

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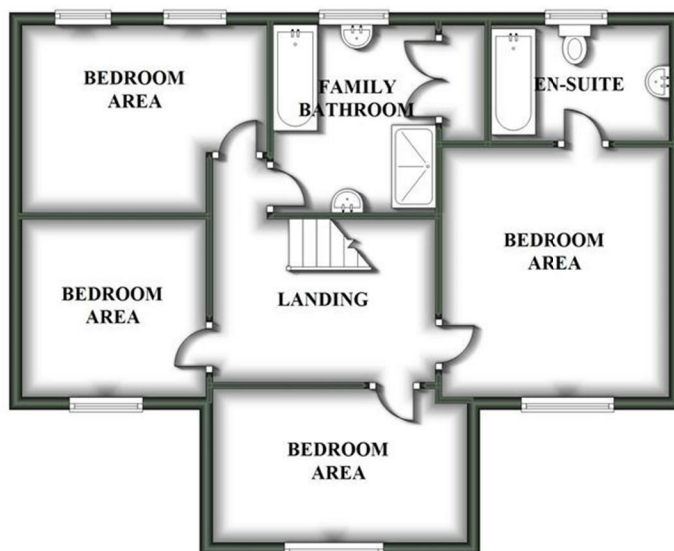


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GROUND FLOOR



FIRST FLOOR



**FLETCHER
& COMPANY**

Floorplan is an illustration only and cannot be used for any extension or construction calculation.
Plans provided by 'Amber Energy Surveys Limited'
email - guyfowler@ambersurv.co.uk



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	69
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	61	65
England & Wales	EU Directive 2002/91/EC	

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