

Barn Close

Quarndon, Derby, DE22 5JE

John 
German





Barn Close

Quarndon, Derby, DE22 5JE

£385,000

Beautifully presented and thoughtfully extended, this impressive family home enjoys a premium village setting close to open countryside. Featuring stylish interiors, three generous double bedrooms, landscaped gardens and extensive parking, with excellent school catchments.

John German 

This lovely family home provides a rare opportunity to buy at a reasonable price in this highly sought-after village. The highly successful extension has created spacious and practical living spaces ideal for family life. There is even a recreation ground at the end of the cul-de-sac with sports and play equipment to entertain a range of different age groups.

Entrance to the property is via the entrance hall which leads off to the ground floor living spaces and features, stairs rising to the first floor, a tiled floor, window to the side and a recessed coat stand with bench and shelving. The ground floor cloak room is fitted with a low level WC, wash basin, matching tiled flooring, tiled splash-backs, wall mounted boiler and a window to the side.

The main living room has a picture window overlooking the front elevation, multi-burner stove and raised granite hearth with a wood effect mantle, attractive wood effect tiled flooring and bi-folding internal doors opening into extended fitted kitchen/dining room. The kitchen area is fitted with an extensive range of base and eye level units with Belfast style sink with chrome mixer tap, attractive tiled splash-backs, and solid oak worktops, Stoves electric range style cooker with matching stainless steel extractor fan over, integrated dishwasher, tiled flooring, spotlights to ceiling, double glazed window to rear, side entrance door and a spacious dining space in front of a set of French doors opening onto the rear garden.

An open square archway leads to a useful utility area/coffee station with matching units and worktops, space for a tall fridge freezer and space for an automatic washing machine.

On the first floor a central landing has a window to side, access to roof space and useful walk-in storage/laundry cupboard. The master bedroom has a window overlooking the rear garden, a range of fitted wardrobes and an en-suite shower room fitted in white with a corner shower cubicle with chrome fittings, wash basin with chrome fittings, and a low flush WC, tiled splash-backs, tiled flooring, spotlights to ceiling, extractor fan and a fitted mirrored medicine cabinet.

Bedroom two is a large double room which overlooks the rear garden with ceiling spotlighting and fitted wardrobes providing ample storage with sliding doors.

Bedroom three is also a double room with ceiling spotlights and a window overlooking the front elevation with far reaching views.

The family bathroom completes the internal accommodation – having been fitted with a full three piece suite in white comprising deep corner bath with chrome fittings including chrome shower over, pedestal wash hand basin and a low flush WC, heated Heritage style towel rail/radiator, attractive fully tiled walls with matching slate tiled flooring, spotlights to ceiling, extractor fan and a window to the side.

The property sits well back from the road behind a wide grass verge and a well kept boundary hedge with a full width tarmaced parking area providing ample off road parking. To the rear of the property there is a generous fully enclosed rear garden which is mainly laid to lawn with a large Indian stone paved patio with feature pergola and raised beds. To the rear of the garden is hard standing for a garden shed.

Directions - From Derby is via Kedleston Road proceeding past Markeaton Park. Continue into Quarndon village via Church Road and past the noted Joiners Arms public house on the right hand side. Shortly thereafter take your right hand turn into Barn Close (cul-de-sac) and number 6 will be located on the left hand side.

The Location - The very sought after village of Quarndon, some 3 miles north of Derby city centre has a cricket ground and the noted Joiners Arms public house. It has the benefit of a noted primary school (The Curzon Church of England) and is in the catchment area for the noted Ecclesbourne School in Duffield. The popular village of Duffield lies approximately 2 miles north and has a wide range of amenities including a selection of shops and railway service. Local recreational facilities include golf courses at Allestree, Duffield and Kedleston and the famous old market town of Ashbourne lies approximately 13 miles to the west and is known as the gateway to the Peak District National Park.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Amber Valley Borough Council / Tax Band B

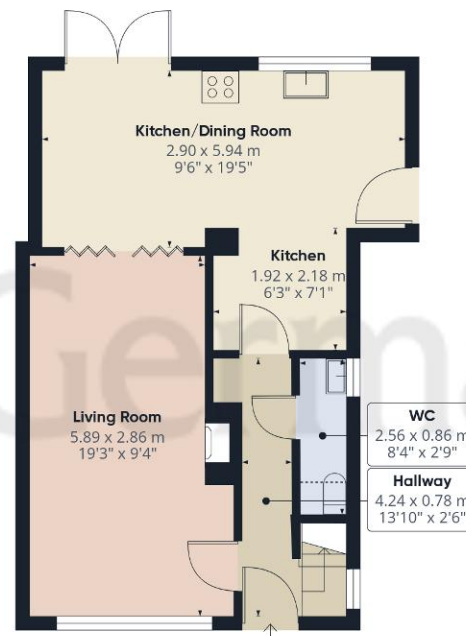
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/15092026

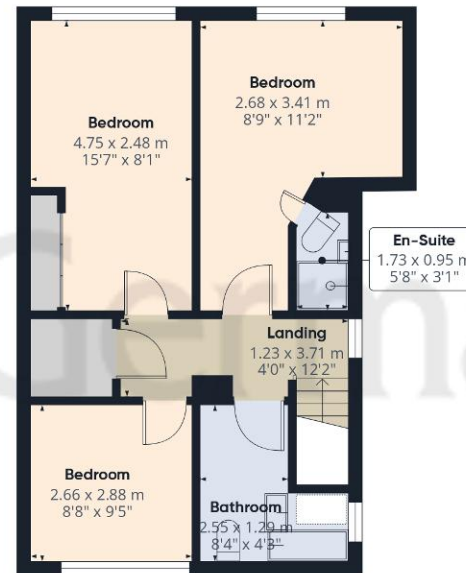
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

89.6 m²

964 ft²

Reduced headroom

0.4 m²

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

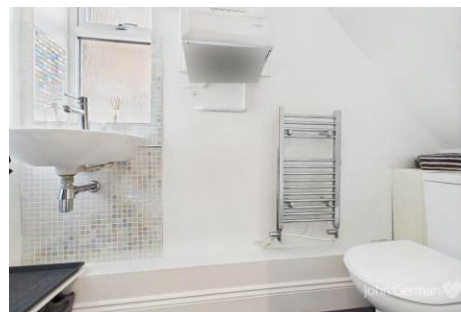
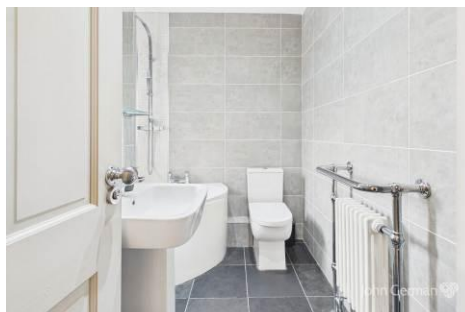
Referral Fees

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		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



