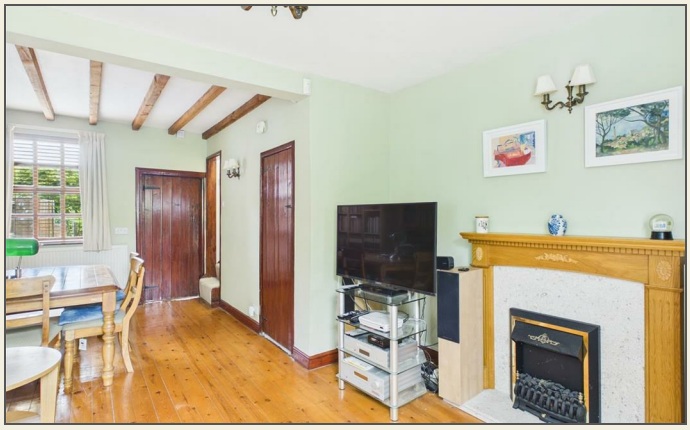






2 Bed House - Semi-Detached

16 The Common, Quarndon, Derby DE22 5JY
Offers Around £325,000 Freehold

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Fletcher & Company

www.fletcherandcompany.co.uk

- Highly Appealing Semi-Detached Cottage - Idea Choice For a Professional
- Prime Location Quarndon Village
- Ecclesbourne School Catchment Area
- Lounge/Dining Room
- Kitchen
- Two Bedrooms & Study
- Bathroom
- Pleasant Garden
- Block Paved Driveway - off Road Car Parking
- No Chain Involved

Nestled in the charming village of Quarndon, Derby, this highly appealing two bedroom plus study semi-detached cottage is an ideal choice for professional.

The Location

The property is situated in the very sought after village of Quarndon, some three miles north of Derby City centre and has a cricket ground and 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. Golf courses at Allestree, Duffield and Kedleston.

Accommodation

Ground Floor

Entrance Porch

3'10" x 2'5" (1.19 x 0.75)

With panelled entrance door, coat hooks and internal latch door giving access to lounge/dining room.

Storage Cupboard

6'7" x 2'5" (2.03 x 0.75)

Providing storage with shelving and latch door.

Lounge/Dining Room

20'1" x 12'1" (6.13 x 3.69)



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Lounge Area

With feature fireplace, exposed wood floors, radiator, double glazed windows to front and open space leading to dining area.

Dining Area

With exposed wood flooring, decorative beams to ceiling, radiator, sealed unit double glazed window to rear and staircase leading to first floor.



Kitchen

12'11" x 6'8" (3.95 x 2.04)

With single sink with mixer tap, wall and base fitted units with matching worktops, breakfast bar area, built-in Neff electric four ring hob with extractor hood over, built-in double electric fan assisted oven, integrated fridge, plumbing for automatic washing machine, decorative beams to ceiling, spotlights to ceiling, tile flooring, radiator, stable door giving access to garden and double glazed window to rear.





First Floor Landing

9'11" x 6'9" x 2'9" x 2'7" (3.03 x 2.07 x 0.84 x 0.79)

With built-in cupboard housing the Worcester boiler.

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Bedroom One

12'4" x 9'10" (3.76 x 3.01)

With fitted wardrobes with matching dressing table with drawers, radiator, double glazed window to front with fitted blind and internal latch door.





Bedroom Two

10'0" x 7'6" (3.06 x 2.29)

With radiator, double glazed window to front with fitted blind and internal latch door.



Study

9'10" x 6'1" (3.02 x 1.86)

With radiator, sealed unit double glazed window to rear with fitted blind and internal latch door.

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Bathroom

6'10" x 5'10" (2.10 x 1.80)

With bath with shower over, pedestal wash handbasin, low level WC, fully tiled walls, radiator, extractor fan, double glazed window to rear and internal latch door.



Front Garden

The property is set back from the pavement edge behind a well-screened holly hedge with flower beds.



Rear Garden

To the rear of the property is an enclosed garden, laid to lawn with shrubs, plants, timber shed, decked area and enclosed by fencing.





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Side Covered Area

A good space for storing wheelie bins or cycle bikes with side access gate.

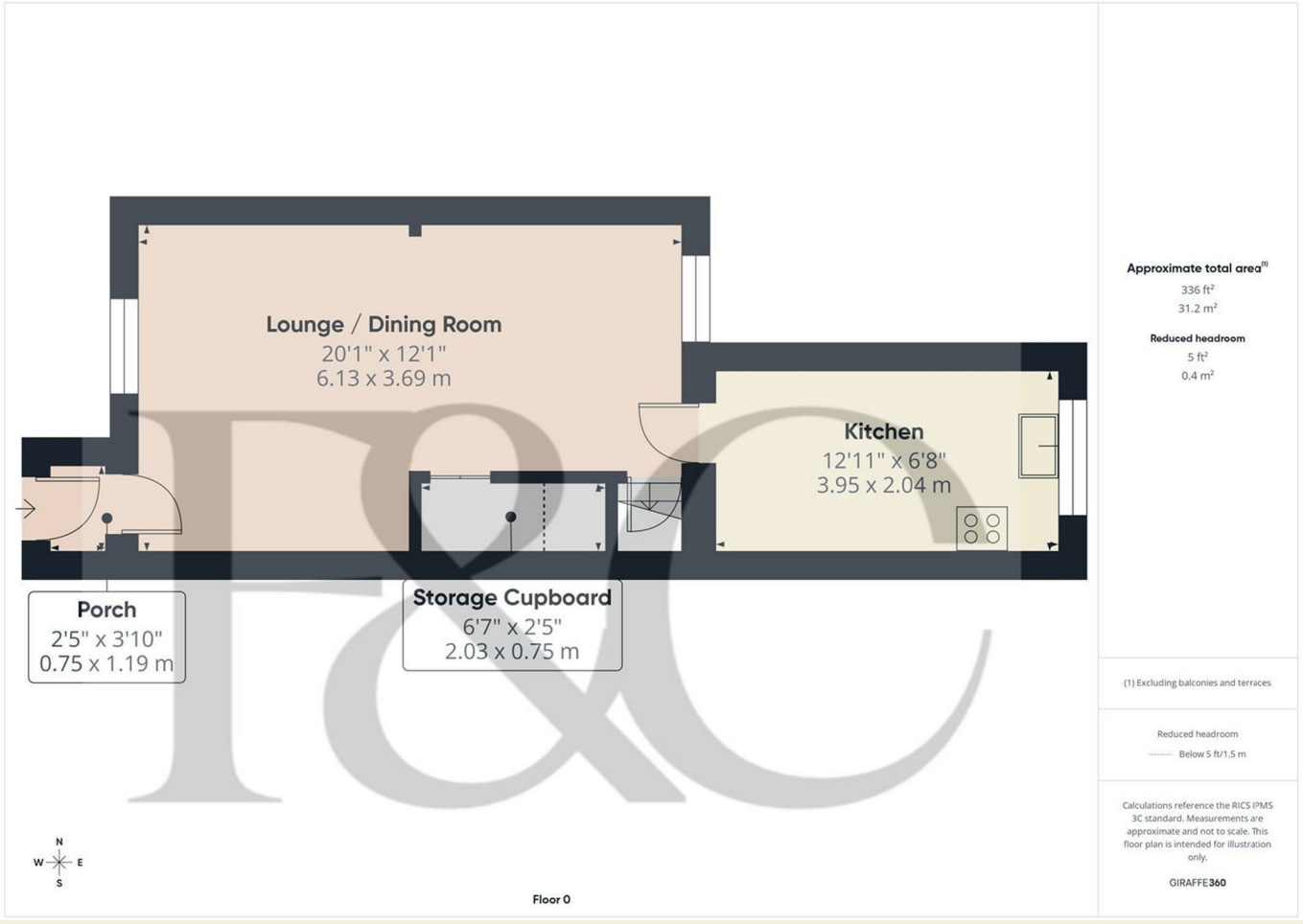


Driveway

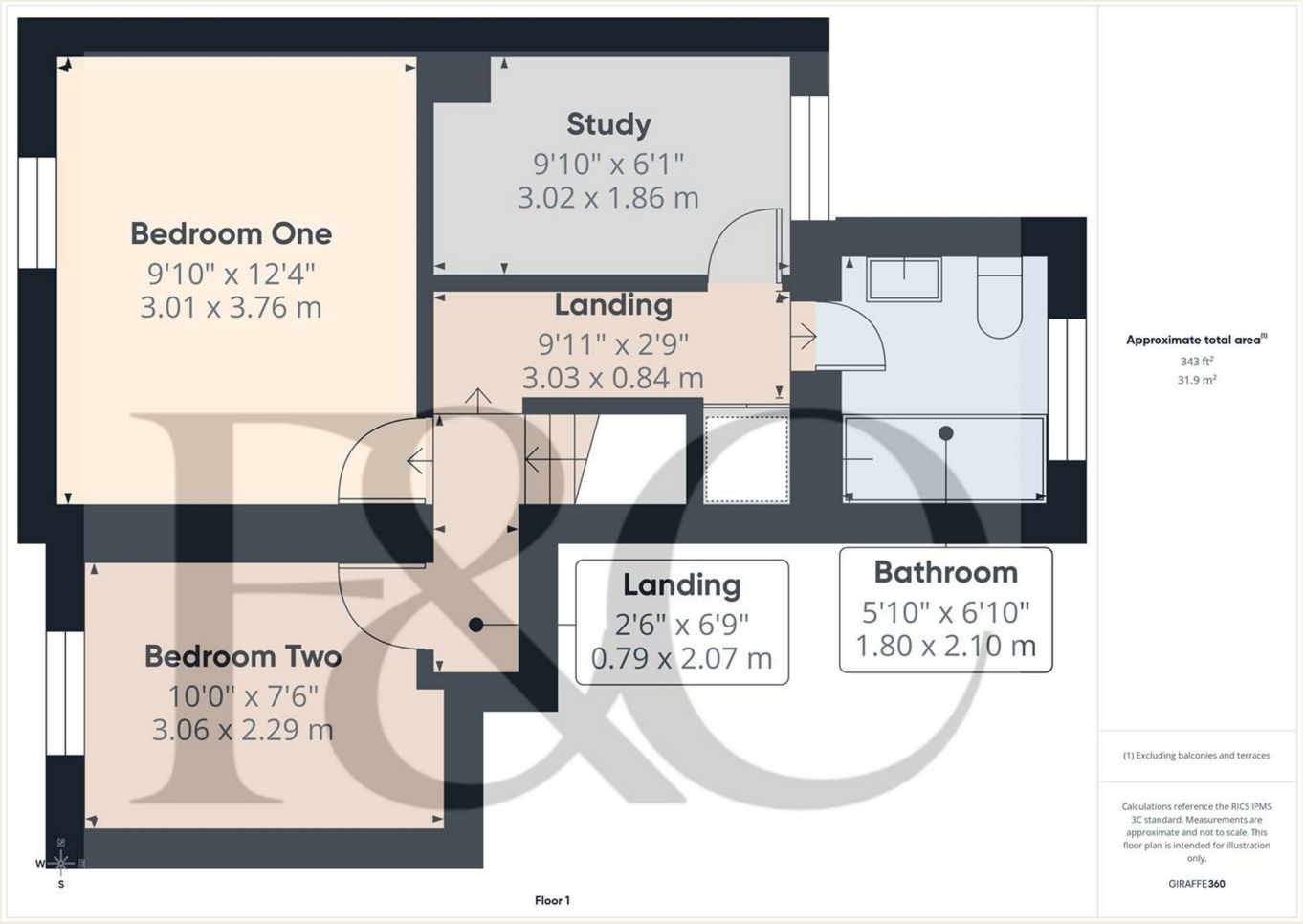
A block paved driveway provides off-road car parking for one car.



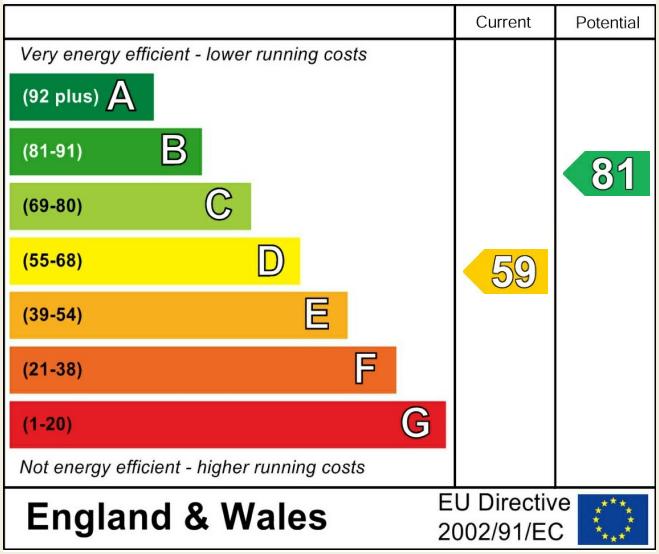
Council Tax Band C



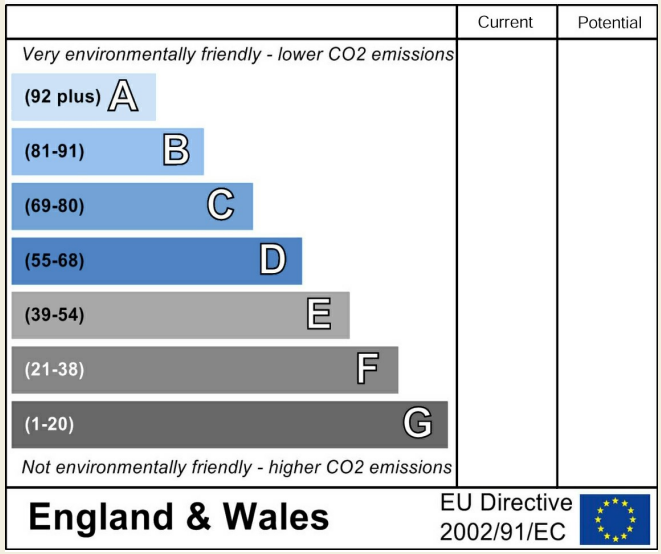
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Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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