

# SCARGILL MANN & CO.

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## 20 Quarndon Heights Allestree, Derby, DE22 2XN



**A light and spacious skilfully extended four double bedroom detached residence, enjoying a cul-de-sac location off the popular Kedleston Road**

- Lawn Primary School and Allestree Woodlands Secondary School catchments • Close to Markeaton Park and within easy reach of the city centre • Skilfully extended detached family home • No Upward Chain • Gas fired central heating and sealed unit double glazing • Entrance hall with guest cloakroom • Study and sitting room • Dining room and conservatory • Breakfast kitchen and separate utility room • Principal bedroom with luxury en-suite and dressing room • Guest bedroom two with en-suite • Two further bedrooms and family bathroom • Enclosed rear garden with patio and driveway • Double garage with electric up and over door
- **VIEWING ESSENTIAL** •

**Price £499,500 - No Upward Chain**



**4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 207720**

**derby@scargillmann.co.uk www.scargillmann.co.uk**



## **GENERAL INFORMATION**

Enjoying a highly sought after location, this very spacious four bedroom detached family home with attractive accommodation offered for sale with no upward chain, gas fired central heating and double glazing. The property enjoys a cul-de-sac position off the popular Kedleston Road, which is close to enviable facilities.

Internally the accommodation briefly comprises, entrance hall with guest cloakroom, study, good sized sitting room with feature fireplace and mahogany block flooring, formal dining room, conservatory, well-appointed fully fitted breakfast kitchen with integrated appliances and separate utility room with access to the double garage.

To the first floor, the principal bedroom with dressing room and luxury en-suite shower room, guest bedroom with en-suite shower room, two additional well-proportioned bedrooms and a well-appointed family bathroom.

Outside, is a private easy to manage garden, garage and parking space to front.

The sale provides a very genuine opportunity for a discerning purchaser to acquire a quality individually designed and skilfully extended detached residence in a sought after and favoured location with immediate vacation possession available, viewing recommended.

## **LOCATION**

Allestree boasts a wide and varied range of enviable facilities and the property itself is in easy reach of the highly popular Markeaton Park, comprehensive shopping, quick access to Derby centre and Kedleston golf club. There is good schooling in the area both primary and secondary.

## **ACCOMMODATION**

### **ON THE GROUND FLOOR**

#### **ENTRANCE HALL**

With solid wood flooring, stairs leading to the first floor, double central heating radiator and doorway leads to:

#### **GUEST CLOAKROOM**

Comprising, low flush w.c., pedestal wash hand basin, ceramic floor tiling, central heating radiator and extractor fan.

#### **STUDY 3.00m x 2.87m (9'10" x 9'5")**

With central heating radiator and sealed unit double glazed windows to both front and side elevations. TV and telephone jack points.

#### **SITTING ROOM 6.38m x 3.99m (20'11" x 13'1")**

With feature fireplace incorporating a living flame coal effect gas fire, solid wooden flooring, two double central heating radiators, TV and telephone points, sealed unit double glazed windows to both front and side elevations. Double doors lead to:

#### **CONSERVATORY/FAMILY ROOM 3.53m x 2.82m (11'7" x 9'3")**

With a continuation solid wooden flooring, double central heating radiator, fitted fan light and UPVC double glazed windows to both rear and side elevations. Sealed unit double glazed double doors provide access to the side patio. Archway leads to:-

#### **FORMAL DINING ROOM 3.76m x 3.30m (12'4" x 10'10")**

With a continuation of the solid wooden flooring, double central heating radiator and sealed unit double glazed window in UPVC frame to the rear.

#### **WELL-APPOINTED KITCHEN 4.34m x 4.77m (14'3" x 15'8")**

Please note this is irregular shaped room. With a range of quality base, wall and drawer units with matching cupboard and drawer fronts, granite preparation surfaces with inset 1½ basin stainless steel Franke sink unit with mixer tap in chrome, built-in four ring gas hob with stainless steel extractor hood over with variable speed fan and lighting. Integrated electric fan assisted double oven, integrated fridge, freezer and dishwasher. Cupboard housing the combination boiler which services the central heating and hot water systems. Ceramic floor tiling, complementary ceramic wall tiling, double central heating radiator and UPVC double glazed window to the rear.

#### **BREAKFAST ROOM 3.54m x 2.34m (11'7" x 7'8")**

With central heating radiator, continuation of the ceramic flooring, UPVC double glazed windows to both side and rear elevations, sealed unit double glazed door provides access to the rear garden.



#### UTILITY ROOM

With a continuation of the ceramic flooring, fitted base and wall mounted units having cupboard fronts, roll edge wood grain effect laminated work surfaces with inset stainless steel Franke sink unit with draining board and mixer tap in chrome, complementary tiled splashbacks, plumbing for an automatic washing machine, extractor fan. Doorway leads to double integral garage.

#### TO THE FIRST FLOOR

#### SEMI-GALLERIED LANDING

With central heating radiator and obscure UPVC double glazed window to the rear. Useful storage cupboard with slatted pine shelving also housing the hot water cylinder.

#### PRINCIPAL BEDROOM 5.36m x 5.20m (17'7" x 17'1")

With a range of built-in quality drawer and cupboard storage units, double central heating radiator, UPVC double glazed feature window to the front, TV aerial point, central heating radiator and contemporary vertical centrally heated radiator, doorway leads to:-

#### DRESSING ROOM

With fitted furniture and clothes rails.

#### EN-SUITE SHOWER ROOM

Being well-appointed with vanity unit having inset ceramic wash hand basin with mixer tap in chrome, close coupled w.c., and shower cubicle with thermostatic mixer shower, complementary ceramic wall and floor tiling, shaving point and centrally heated ladder style chrome towel rail.

#### GUEST BEDROOM TWO 3.91m x 3.72m (12'10" x 12'2")

With built-in wardrobes and drawer units incorporating a dressing table. Double central heating radiator and sealed unit double glazed windows to both front and side elevations. TV aerial point. Doorway leads to:

#### EN-SUITE SHOWER ROOM

Comprising, low flush w.c., pedestal wash hand basin, shower cubicle with thermostatic mixer shower, polished ceramic flooring, wall tiling, centrally heated ladder style towel rail in chrome, shaving point, extractor fan and obscure double glazed window to the front.

#### BEDROOM THREE 3.91m x 2.62m (12'10" x 8'7")

With built-in wardrobes, dressing table/desk unit, central heating radiator and UPVC double glazed window to the side.

#### BEDROOM FOUR 2.92m x 2.92m (9'7" x 9'7")

With double radiator, a range of built-in wardrobes and TV aerial point. Double glazed windows to both front and side elevations.

#### WELL-APPOINTED FAMILY BATHROOM

With full suite comprising, close coupled w.c., vanity unit with built-in ceramic wash hand basin and double ended bath with centrally mounted mixer tap in chrome, shower cubicle with thermostatic mixer shower, polished ceramic floor tiling, complementary ceramic wall tiling, centrally heated ladder style rail, extractor fan and obscure UPVC double glazed window to the side.

#### OUTSIDE & GARDENS

Directly to the rear of the property, a tiered lawned garden and a paved patio area is found to the side.

The property is set back from the road behind a well stocked foregarden with adjacent block paved double width driveway providing ample off-street car standing.

#### DOUBLE INTEGRAL GARAGE

With electric door and lighting.

#### COUNCIL TAX BAND & SCHOOL CATCHMENTS

Derby City council - Band F.

Lawn Primary School and Allestree Woodlands Secondary School catchments.

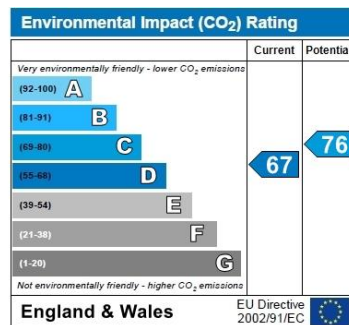
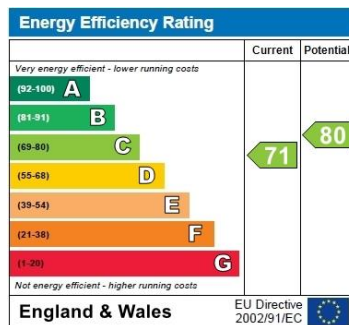
#### DIRECTIONAL NOTE

Approach from our Derby office is to proceed out of town along the A6 bearing left onto Kedleston Road. After approximately 2 miles turn right into Quarndon Heights and bearing left, where the property can be located on the right hand side.

#### VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (DM/SE).





#### CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.

No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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8 Market Place, Ashbourne, Derbyshire DE6 1ES  
 1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ  
 4 St. James's Street, Derby DE1 1RL  
 39 Dale Road, Matlock, Derbyshire DE4 3LT  
 6 St James's Street, Derby, DE1 1RL  
 42b Bridge Street, Tutbury, Staffordshire DE13 9LZ  
 37 St. John's Street, Wirksworth, Derbyshire DE4 4DS

Tel: 01335 345460  
 Tel: 01283 548194  
 Tel: 01332 207720  
 Tel: 01629 584591  
 Tel: 01332 206620  
 Tel: 01283 520490  
 Tel: 01629 823489

ashbourne@scargillmann.co.uk  
 burton@scargillmann.co.uk  
 derby@scargillmann.co.uk  
 matlock@scargillmann.co.uk  
 lettings@scargillmann.co.uk  
 tutbury@scargillmann.co.uk  
 Wirksworth@scargillmann.co.uk