

Park Nook Grange

The Common, Quarndon, Derby, DE22 5LD

A fine six bedroomed detached period residence with a magnificent totally refurbished swimming pool complex

ECCLESBOURNE SCHOOL – Enjoys an idyllic position with fine views over a woodland setting and towards rolling fields and Derby City Centre.

Quality accommodation throughout with refurbished central heating system and electrics; Imposing entrance hall; Magnificent drawing room with oak framed garden room extension; Games room; Superb cinema room with quality screen projection and surround sound; Formal dining room with adjacent second sitting room; Bespoke individually fitted breakfast kitchen with integrated appliances; Good sized utility room; Superb pool complex with kitchenette and shower facilities;

Four principal bedrooms all with luxury fitted en-suite facilities; Two additional bedrooms (currently used as studies) Separate shared guest bathroom;

Detached garage with au-pair /teenage suite above comprises living room / bedroom, separate shower room and kitchenette;



Carefully landscaped mature garden with stunning views; Rear private garden laid mainly to lawn with woodland setting; Carport and driveway – Viewing essential

GROUND FLOOR

- Enclosed Porch
- Elegant entrance hall
- Guest Cloakroom
- Magnificent drawing room 9.20m x 4.49m (30'2" x 24'5") with oak framed garden room extension
- Games room 8.27m x 4.49m (27'2" x 14'9")
- Superb cinema room 7.13m x 5.99m (23'5" x 19'8")
- Formal dining room 4.80m x 4.22m (15'9" x 13'10")
- Sitting room 4.20m x 3.76m (13'9" x 12'4")
- Bespoke individually fitted breakfast kitchen with integrated appliances 6.13m x 3.50m (20'1" x 11'6")
- Good sized utility room 2.77m x 1.82m (6'0" x 9'1")
- Lobby 2.47m x 1.77m (8'1" x 5'10")
- Superb pool area 16.77m x 9.25m (55'0" x 30'4")
- Kitchenette and shower facilities

First Floor

- Galleried Landing
- Guest Bedroom One (six) 4.14m x 2.53m (13'7" x 8'4")
- Shared Guest Bathroom
- Guest Bedroom Two (five) 3.34m x 2.40m (10'11" x 7'10")
- Principal Bedroom Four 3.48m x 3.32m (11'5" x 10'11")
- Luxury en-suite bathroom
- Principal Bedroom One 4.96m x 4.92m (16'3" x 16'2")
- Luxury en-suite bathroom
- Principal Bedroom Three 4.55m x 4.13m (14'11" x 13'7")
- Luxury En-suite shower room
- Principal Bedroom Two 6m max x 4.49m (19'8" max x 14'9")
- Luxury en-suite shower room

OUTSIDE

- Detached double garage 6.11m x 5.96m (20'1" x 19'7")
- Au-pair/teenage suite above comprises living room/bedroom, separate shower room and kitchenette 4.40m x 4.40m (14'5" x 14'5")
- Carefully landscaped mature garden with stunning views
- Rear private garden laid mainly to lawn with woodland setting
- Car Port and driveway





The Property

A fine individual period detached six bedroomed country Gentleman's residence enjoying a much sought after and favoured location on the fringe of the popular village of Quarndon with a delightful woodland setting to the rear, a magnificent formal garden to the front, with stunning views over rolling hills towards Derby City Centre.

The property, which has been meticulously improved to an exacting standard by its current occupier, now provides superb accommodation ideal for the family. Offering elegant reception hall and porch to the front, a stunning drawing room with a magnificent oak framed garden room extension to the front taking full advantage of the stunning views over the garden. There is a games room, superb cinema room with high end quality surround sound and projection, separate formal dining room with adjacent sitting room and a quality fully fitted integrated kitchen with many appliances included a granite work surfaces throughout.

In addition, there is a separate utility room and a private rear access to superb swimming pool complex with 15m indoor pool, kitchenette, changing room, shower room, cloakroom and French doors providing access to the delightful garden area.

To the first floor off a spacious landing access is gained to four principal bedrooms, all with luxury en-suite facilities and fitted wardrobes, two guest bedrooms (currently used as studies) and a separate shared guest bathroom.

Gardens & Grounds

Outside the property has been well maintained to a high standard with a carefully considered landscaped garden with gated entrance leading to a gravelled turning circle with ornamental feature central pond and fountain. A double garage with teenage annex or au-pair accommodation above providing living room with balcony having stunning views over open countryside, fitted kitchen with integrated appliances and a separate shower room.

The garden to the front is carefully landscaped with lawns and well stocked mature flowering borders. The property is further enhanced by the rear garden offering seclusion and privacy with gravelled path leading to an additional parking area with car port and secure gated entrance. The garden backs onto a delightful woodland setting and having the benefit of formal lawn and lower-level patio courtyard.

Situation

Quarndon is one of the most highly favoured locations in Derby providing fast access to not just the City Centre but also the popular Allestree Park and Golf Course, open countryside, ample facilities at Duffield and is within the popular Ecclesbourne School Catchment area.



SHOPPING

fast access to Derby

ROADS

The property is within easy travelling distance of major roads including A6 and M1 motorway

RAILS

The nearest Railway Station is Derby

AIRPORTS

East Midland's Airport is approximately 30 minutes' drive

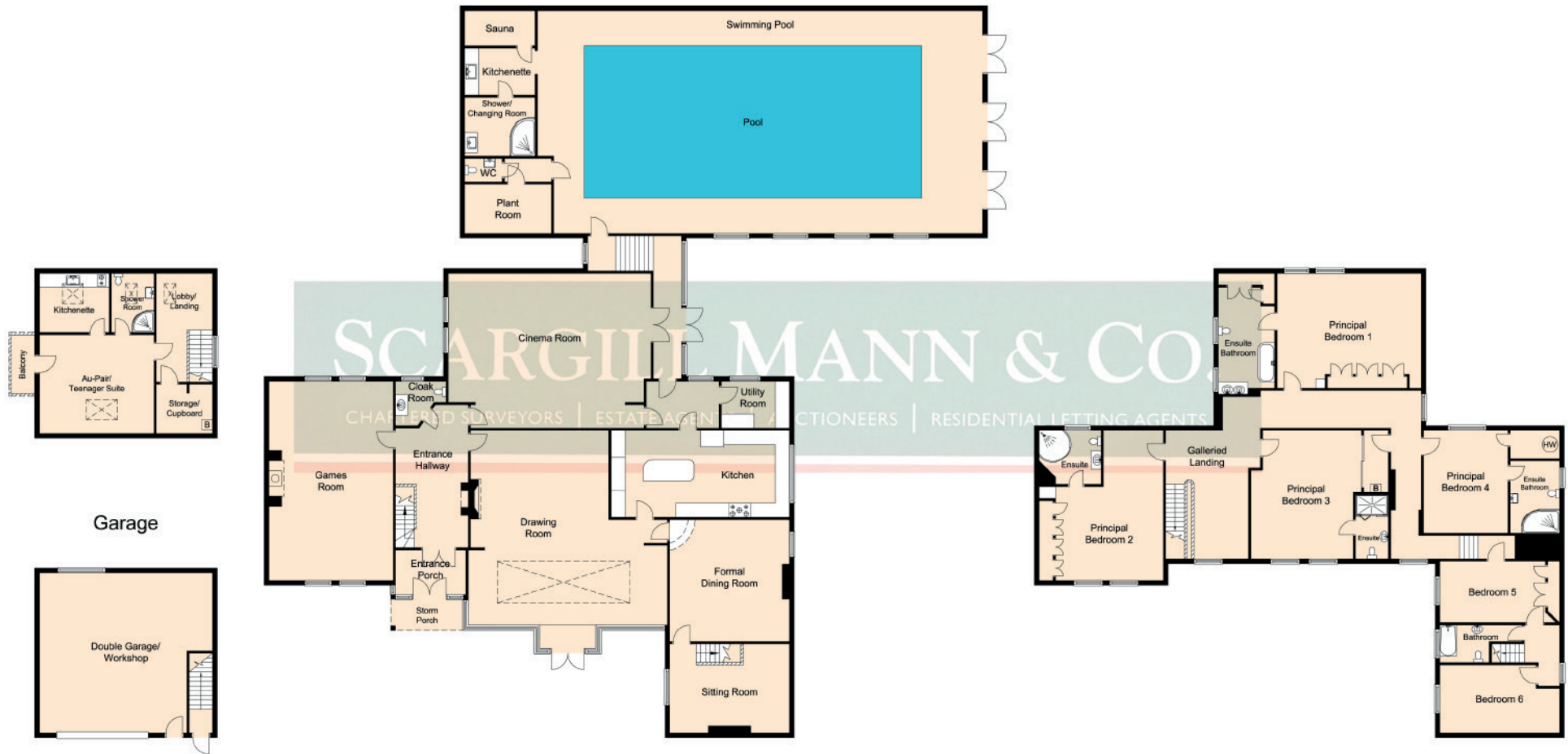
SCHOOL

Ecclesbourne School Catchment

Annex

Ground Floor

First Floor



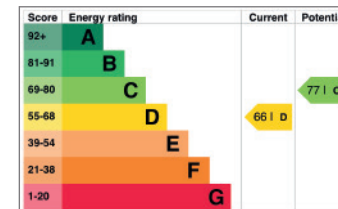
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

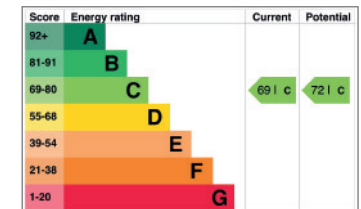
Assessments First

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Main House - EPC Rating D



Annex (above garage) - EPC Rating C



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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