





Abode are delighted to present this beautifully modern and spacious three bedroom semi detached home, perfectly positioned in the highly sought after village of Quarndon. This charming and prestigious location offers the best of both worlds- a peaceful, semi-rural setting surrounded by picturesque countryside, whilst still being within easy reach of Derby City Centre and excellent local amenities. Quarndon is renowned for its friendly community, outstanding schools, scenic walks, and close proximity to the stunning Markeaton Park and Kedleston Hall.

The property itself is immaculately presented throughout, having been tastefully upgraded by the current owners to a high standard. It benefits from off road parking, a garage, and an enclosed rear garden, ideal for family living and outdoor entertaining.

In brief, the accommodation comprises: entrance hallway, WC, a bright and inviting living room, and a contemporary kitchen diner with space for family meals and entertaining on the ground floor. Upstairs, there is a spacious master bedroom with an ensuite, two further well proportioned bedrooms, and a stylish family bathroom.



This stunning home is truly ready to move straight into and would make an ideal purchase for families, professionals, or anyone seeking a modern home in a desirable village setting. Early viewing is highly recommended!

  
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 SALES & LETTINGS

### Entrance Hallway

Composite door leading in from the front, central heating radiator and stairs leading up to the first floor.

### WC

WC and wash hand basin with tiled splash back. Central heating radiator, UPVC double glazed window to the front elevation.

### Living Room

UPVC double glazed window to the front elevation, central heating radiator.

### Kitchen Diner

Modern base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, integrated cooker with gas hob and extractor hood above, washing machine and fridge freezer. Breakfast bar, ample space for a dining table and chairs, UPVC double glazed window to the rear elevation and patio doors leading out into the garden, central heating radiator and under stairs storage cupboard.

### Landing

Loft access and airing cupboard.

### Master Bedroom

UPVC double glazed window to the front elevation, central heating radiator.

### Ensuite

Modern suite comprising:- WC, wash hand basin and double shower cubicle with glass shower screen. Central heating radiator, partially tiled walls, UPVC double glazed window to the front elevation and extractor fan.



### Bedroom

UPVC double glazed window to the rear elevation, central heating radiator.

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UPVC double glazed window to the rear elevation, central heating radiator.

### Bathroom

Modern suite comprising:- WC, wash hand basin and bath with shower over and glass shower screen. Partially tiled walls, extractor fan and central heating radiator.





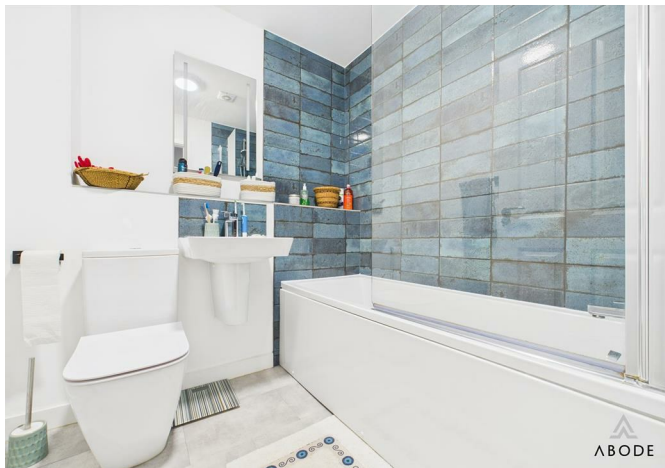


## Garage

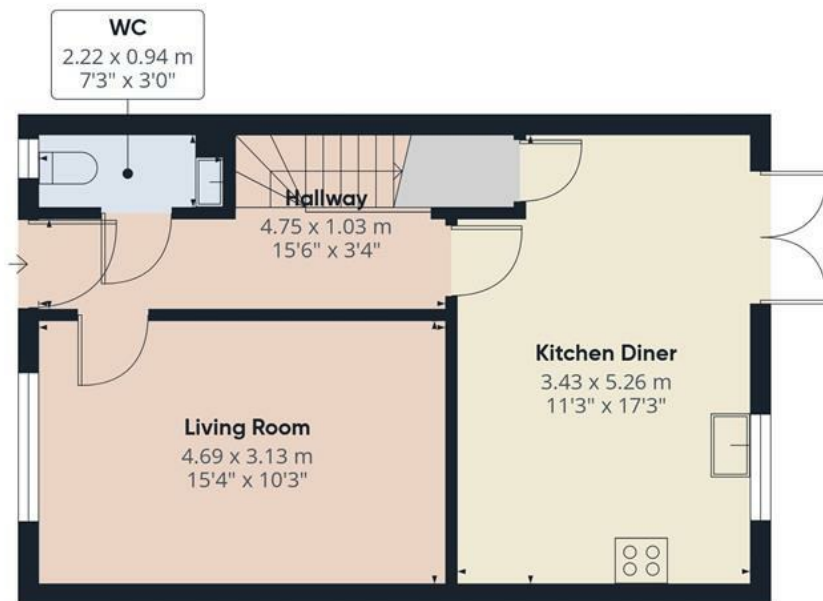
Up and over door, power and lighting, personal door to the side from the garden.

## Outside

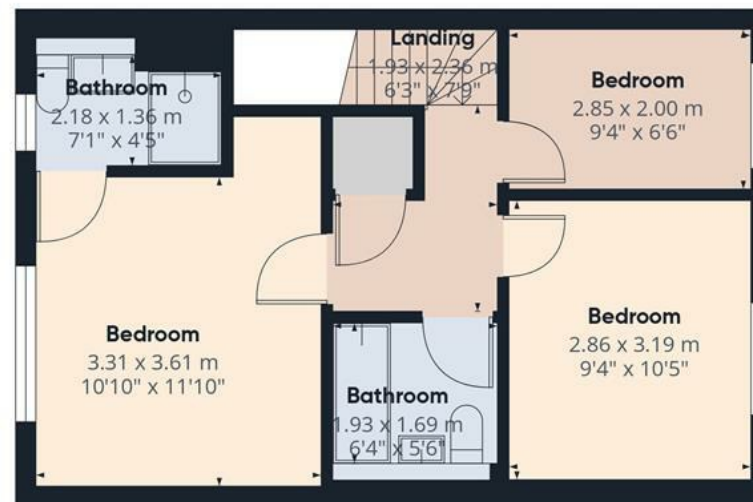
Tarmacadam tandem driveway providing off road parking and access to the garage. Gated access to the rear garden which is mainly laid to lawn with patio area ideal for entertaining.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

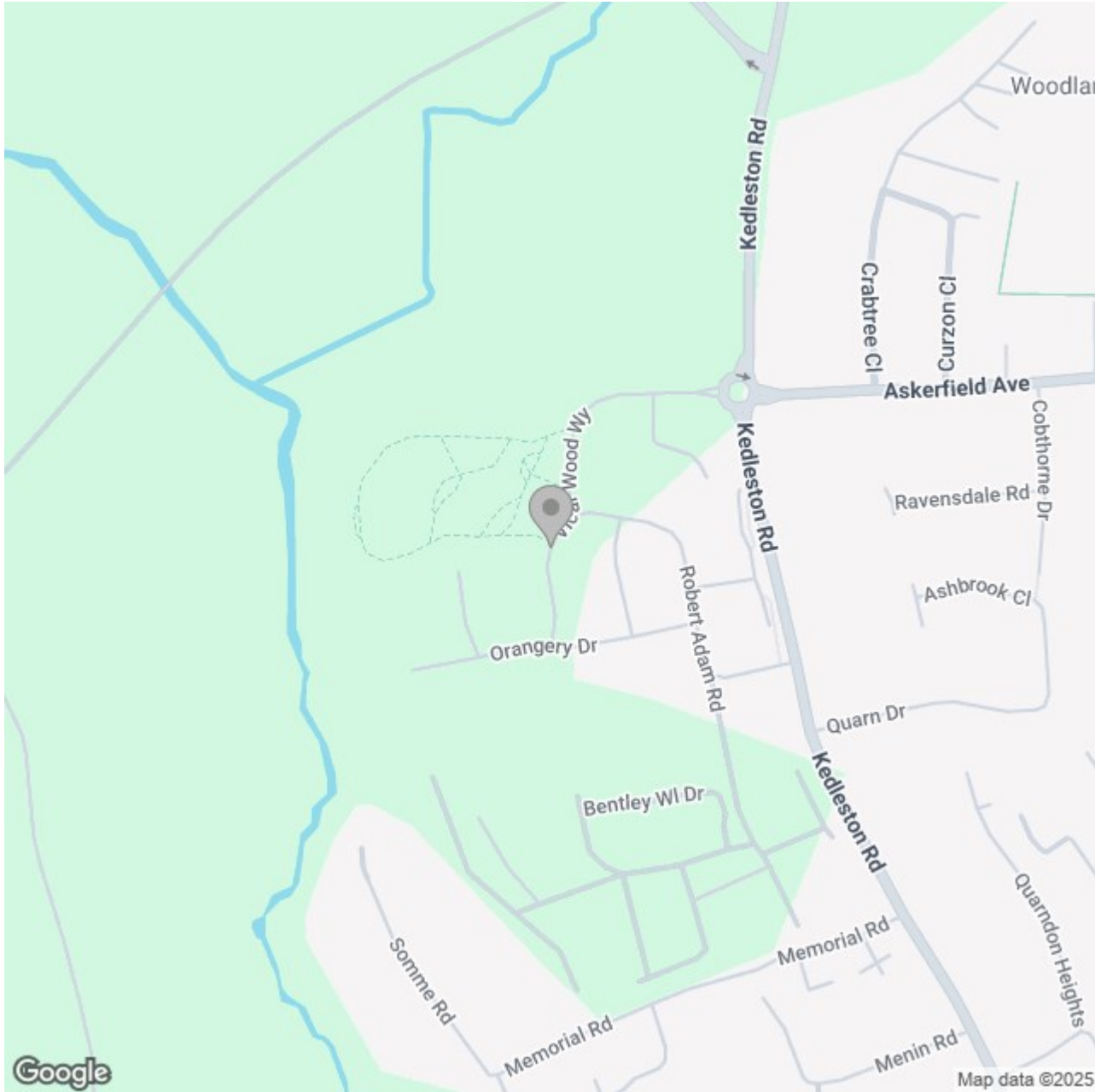
99.6 m<sup>2</sup>

1073 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               | <b>96</b> |
| (81-91) <b>B</b>                            | <b>84</b>                                                                                                     |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |