

Montpelier, Quarndon, Derby. DE22 5JW

£999,950 Freehold

FOR SALE



DP DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

Stunning four bedroom detached family home with an exquisite and stylish interior. Enjoying a welcoming entrance hall, impressive family dining kitchen with integrated appliances and bi-folding doors leading out onto the patio area. Snug off the dining kitchen creating an area for relaxation. Lounge with log burning stove and access onto a raised decked area enjoying views over Duffield and beyond. Separate utility room and guest cloakroom. Beautiful master bedroom with feature window, dressing area off and en-suite shower room. Three further bedrooms and modern family bathroom. Driveway providing ample off-road parking leading to a garage. Private mature rear garden. Viewing highly recommended to appreciate this wonderful home.

FEATURES

- Ecclesbourne School Catchment
- Stunning detached property with impressive views
- Superb family dining kitchen with bi-folding doors
- Lounge with doors leading to balcony enjoying wonderful views
- Master bedroom with dressing room & en-suite
- Three further bedrooms & family bathroom
- Mature private rear garden
- Driveway & garage
- Highly sought after location
- Special note - share of a field!



ROOM DESCRIPTIONS

Ground Floor

Accommodation

The property is approached via a composite door with glazed insert and complementary side panels into:

Entrance Hall

3.70m x 2.17m (12' 2" x 7' 1") A stylish entrance hall with contemporary floor tiling with under floor heating, recessed spotlights to ceiling, smoke alarm, double glazed window to side and split level staircase with glass balustrade and illuminating lights leading to lounge. Double doors with chrome fittings into:

Superb Family Dining Kitchen

7.38m x 2.95m (24' 3" x 9' 8") fitted with quality eye and base level units with worktops over incorporating a 1 & 1/2 bowl stainless steel sink unit with chrome mixer tap. Central island creating further preparation space with a Neff five-ring induction hob with feature extractor over and further base cupboards beneath. Built-in eye level Neff fan-assisted electric oven and Neff combination microwave. Integrated Neff dishwasher and fridge/freezer. Contemporary floor tiling continuing from the entrance hall with under-floor heating. Ample space for a dining table & chairs. Double glazed bi-folding doors providing access onto the patio and private rear garden enjoying superb views. Recessed spotlights to ceiling, smoke alarm and steps to guest cloakroom, utility room and garage.

Snug Area

providing a relaxing area within the family dining kitchen with the continuation of the floor tiling. Recessed spotlights to ceiling, double glazed windows enjoying a pleasant outlook to the fore.

Utility Room

3.73m x 0.79m (12' 3" x 2' 7") fitted with base level units with worktop over incorporating a single stainless steel sink. Plumbing for automatic washing machine, space for tumble dryer, recessed spotlights to ceiling, extractor fan, central heating radiator, tiled flooring and door giving access to the garage.

Guest Cloakroom

1.31m x 1.16m (4' 4" x 3' 10") appointed with a white two-piece suite comprising of a wall mounted wash hand basin with chrome fittings and WC. Complementary tiling to walls and floor. Recessed spotlights to ceiling, extractor fan and central heating radiator.

FIRST FLOOR

Dual-aspect Lounge with wonderful views

7.44m x 3.56m (24' 5" x 11' 8") a light and airy room with wood burning stove creating a focal point. Stylish flooring with underfloor heating. Ceiling light points and wall lights. Double glazed window to front elevation and bi-folding doors leading onto the raised decked area enjoying far reaching views.

Landing

with built-in storage cupboard, radiator and continuation of the attractive illuminated staircase with glass balustrade leading to the master bedroom.

Bedroom Two

5.33m x 2.66m (17' 6" x 8' 9") with ceiling light point, central heating radiators and double glazed window to front elevation providing views across Derby and beyond.

Bedroom Three

4.32m x 2.73m (14' 2" x 8' 11") with ceiling light point, central heating radiator and double glazed window to rear elevation providing views across the rear garden and beyond towards Duffield Village.

Bedroom Four/ Study

3.39m x 2.13m (11' 1" x 7' 0") with ceiling light point, central heating radiator and double glazed window to rear elevation providing views across the rear garden and beyond towards Duffield Village.

Family Bathroom

2.34m x 1.93m (7' 8" x 6' 4") well-appointed with a white three-piece suite comprising of an encased panelled bath with chrome shower over and glass shower screen. Pedestal wash hand basin with chrome fittings and WC. Co-ordinating ceramic splashback tiling, tiled effect flooring, recessed spotlights to ceiling, extractor fan, heated chrome towel rail/radiator and double glazed window to rear elevation.

SECOND FLOOR

Bedroom One

5.66m x 4.25m (18' 7" x 13' 11") with feature apex window incorporating double doors leading onto a glass Juliet balcony providing far reaching stunning views. Vaulted ceilings creating a spacious feeling in this master suite with recessed spotlights and velux windows. Central heating radiator and double glazed window to side.

Dressing Room

5.24m x 3.96m (17' 2" x 13' 0") with hanging rail for clothes, recessed spotlights to ceiling, central heating radiator and double glazed velux window providing views across the valley.

En-suite Shower Room

1.62m x 1.48m (5' 4" x 4' 10") appointed with a white three-piece suite comprising of a corner shower cubicle with chrome fittings including, fitted wash basin with chrome fittings, low level WC, tiled walls and splashbacks, recessed spotlights to ceiling and extractor fan.

Front Garden

The property is set well back from the pavement behind a deep lawned fore garden with steps leading to the entrance door and shrubs and bushes providing screening.

Rear Garden

Mature rear garden with superb views, being mainly laid to lawn with stocked borders containing a variety of shrubs, bushes and trees. Patio area and further raised decked area providing a perfect area for entertaining and relaxing whilst enjoying the views across Duffield and beyond.

Driveway & Garage

The block-paved driveway provides off-parking for four/five cars and leads to the garage with electric up and over door, being served by power and lighting with personal access door into the main residence.

Special Note - Montpelier Field Company Ltd

The 6.5 acre field to the rear of the property has been purchased by seven owners at Montpelier who have formed a company called MONTPELIER FIELD COMPANY LTD. Number 10 Montpelier has a 15% investment in the company and this share would be included in the sale. The purpose of purchasing the field was to prevent it being used for residential development and to protect the delightful rural views to the rear.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC

 <p>Floor -1</p>	 <p>Ground Floor</p>	
 <p>Floor 1</p>	 <p>Floor 2</p>	<p>Approximate total area⁽¹⁾ 2109.87 ft² 196.01 m²</p> <p>Reduced headroom 177.09 ft² 16.45 m²</p>
 <p>Floor 3</p>		<p>(1) Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>

