

Castle Court

Thulston, Derby, DE72 3GZ



John German



Well laid out family home offered for sale with no upward chain, set in a small courtyard development in the pretty village of Thulston. Just a short walk from Elvaston Castle Country Park, stunning countryside walks and within easy reach of major transport links and East Midlands airport.

£310,000



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The village of Thulston lies within the Elvaston Parish near to the River Derwent with an excellent village pub. A full range of local amenities are available in nearby Borrowash and Alvaston both of which have an excellent range of chain and independent shops. There are superb nearby transport links with easy access onto the A50/M1 and the A52 making it a great base for Derby and Nottingham. The Skylink bus for East Midlands Airport can be caught on the main road which is just 15 minutes away by car.

The property is built to a beautifully balanced design with the door in the middle with a storm canopy above and windows on either side. The entrance door opens into an entrance hall that stretches from the front to the back with stairs rising to the first floor and doors leading off to the ground floor living spaces. The ground floor WC is located off the hallway and fitted with a low flush WC and wash basin.

The living room also runs from the front to the rear of the house and features a bow window to the front, gas fire with brick surround, and French doors opening into the conservatory. On the opposite side of the hallway is the second reception room which could be used for either a home office or formal dining room, with a window overlooking the front courtyard.

The kitchen has been refitted with a range of wall and base units with work surfaces over, inset sink with drainer, integrated fridge freezer, integrated electric oven and microwave, induction hob with extractor over, cupboard housing the modern combination boiler and door to the conservatory. The large brick built conservatory has uPVC double glazing and a polycarbonate roof, herringbone tiled flooring, heating and double doors out to rear garden.

On the first floor stairs lead to a central landing with doors leading off to the bedrooms and bathroom with a built-in storage cupboard and loft hatch (with ladder fitted). The master bedroom overlooks the front elevation and has an en-suite shower room comprising low flush WC, pedestal wash basin, shower cubicle, and a diamond shaped window to front.

There are three further well proportioned bedrooms all served by a family bathroom fitted with a low flush WC, vanity wash basin with storage beneath, panelled bath, radiator and a window to the side.

To the front of the property is a pebbled garden with a driveway and carport to the side providing access to the garage with electric up and over door. To the rear of the property is a private west facing garden with brick built barbecue and timber decking.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Electricity supply: Mains

Sewerage: Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL copper wire

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/24042025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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Approximate total area ⁽¹⁾
1226.21 ft ²
113.92 m ²
Reduced headroom
7.72 ft ²
0.71 m ²

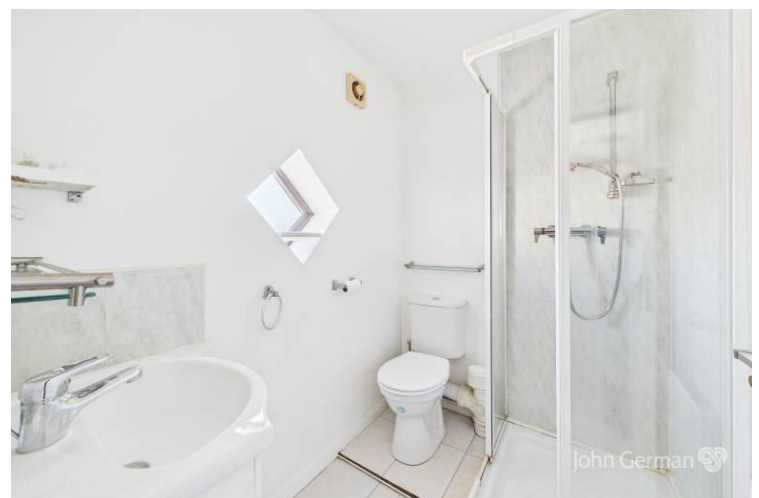
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

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