

**14 Queensbury  
Park Drive  
Shelton Lock  
Derby  
DE24 9SG**

**£235,000**



- NO UPWARD CHAIN
- VIEWS OVER A FIELD
- NEW CARPETS AND NEWLY DECORATED THROUGHOUT
- HALL WITH W.C.
- LOUNGE WITH STAIRS OFF TO FIRST FLOOR
- DINING KITCHEN WITH FRENCH DOORS INTO THE GARDEN
- PRINCIPAL BEDROOM WITH ENSUITE
- TWO FURTHER BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING FOR TWO CARS IN THE COURTYARD

## GENERAL INFORMATION

### THE PROPERTY

In this quiet setting of Queensbury Park Drive, Shelton Lock, Derby, this well-presented three-bedroom end-of-townhouse presents an excellent opportunity for both small families, first-time buyers and professionals alike. Having recently been freshened with redecorations and new carpets throughout, the property exudes a welcoming atmosphere.

As you enter, you are greeted by a hallway that leads to a convenient cloakroom. The lounge, with its lovely bay window, lets in natural light and offers delightful views over the adjacent green field, creating a peaceful retreat. The dining kitchen, which features French doors that connect the indoor space to the rear garden, is perfect for entertaining or enjoying al fresco dining.

On the first floor, you will find three bedrooms, with the principal bedroom boasting the added luxury of an en-suite shower room. A family bathroom completes the accommodation.

Outside, the property is complemented by a small fore garden with shrubs, while a pathway leads to the rear garden, providing a private outdoor space for leisure and enjoyment. There is allocated parking for two cars in the courtyard.





This delightful house is ready to welcome its new owners, offering comfort and convenience.

#### LOCATION

The location of Shelton Lock is particularly advantageous, offering a variety of convenience stores and a pharmacy for everyday needs. Additionally, excellent transport links via the A50 ensure easy access to surrounding areas, making this property a lovely home and a practical choice for modern living.

#### ACCOMMODATION

Entrance door opening through to hallway.

#### HALLWAY

1.57m to door x 1.30m (5'1" to door x 4'3")  
Has radiator, ceiling light point, door to lounge and further door opening through to cloakroom.

#### CLOAKROOM

0.96m x 1.91m (3'1" x 6'3")

Has tiled flooring, W.C., pedestal hand wash basin with tiled splashbacks, ceiling light point and radiator.

#### LOUNGE

3.64m x 4.87m min 5.35m max (11'11" x 15'11" min 17'6" max)

Has a lovely bay window to the front aspect that over looks greenery, there are stairs off to first floor and a door which leads through to the dining kitchen.

#### DINING KITCHEN

2.99m x 4.69m (9'9" x 15'4")

The kitchen area is fitted with base cupboards, drawers and matching wall mounted cabinets, attractive work tops incorporate a four ring gas hob and a one and a quarter stainless steel and side drainer, there is space for a fridge freezer, washing machine, the domestic hot water and central heating boiler is housed here,

there is a window looking out into the garden, French doors lead out onto the paved patio area, there is ample space for a table and chairs and attractive wood effect flooring.

#### FIRST FLOOR

#### LANDING

Having loft access point, radiator, useful built in storage cupboard and doors lead off to:

#### PRINCIPAL BEDROOM

3.71m max 3.10m min x 2.85m (12'2" max 10'2" min x 9'4")

Has a window to the rear aspect, radiator, ceiling light point and door leading through to ensuite shower room.

#### ENSUITE

1.50m x 2.66m 1.38m min to rear of shower (4'11" x 8'8" 4'6" min to rear of shower)

Has a fully tiled shower cubicle with



electric shower and bi fold glazed doors, pedestal hand wash basin with tiled splashbacks and W.C., there are matching floor tiles, obscure window to the rear aspect and radiator.

#### BEDROOM TWO

2.49m x 3.16m to window (8'2" x 10'4" to window )

Has a window to the front aspect overlooking the green, radiator and ceiling light point.

#### BEDROOM THREE

2.12m x 2.08m to window (6'11" x 6'9" to window )

Has a window to the front aspect, radiator and ceiling light point.

#### BATHROOM

1.97m max x 2.49m max (6'5" max x 8'2" max )

Has a panelled bath with mixer taps and tiled surrounds, W.C., pedestal hand was basin with tiled splashbacks, there are matching floor tiles, radiator and ceiling light point.

#### OUTSIDE

The property sits back off Queensbury Park Drive and is entranced through a courtyard with parking

area, where parking can be found for two cars, pedestrian path leads to number fourteen which has a small herbaceous fore garden, views over greenery to the front and a gate leads through to the fully enclosed rear garden with paved patio, lawn and mature shrub borders.

#### AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

#### TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### COUNCIL TAX BAND

Derby City - Band B

#### CONSTRUCTION

Standard Brick Construction

#### MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS

REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

#### CURRENT UTILITY SUPPLIERS

Gas



Electric  
Oil  
Water - Mains  
Sewage - Mains  
Broadband supplier

#### BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>  
<https://www.openreach.com/>

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

#### CONDITION 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.

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 06/2025) DRAFT



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix 6/2025

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 91        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 77                      |           |
| (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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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