



3 Denarth Avenue, Shelton Lock, Derby, DE24 9EW

£279,950

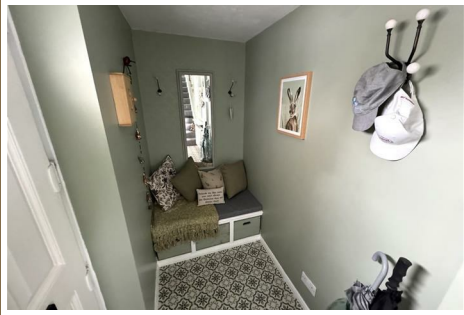


Situated within a popular residential location, close to local shopping facilities, this is a structurally extended four bedroom bedroom detached property which benefits from gas central heating with a combi boiler, double glazing and garden to the rear. The property benefits from solar panels and an electric charging point.



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DIRECTIONS

Proceed through the shopping facilities in Allenton along Chellaston Road and upon entering Shelton Lock, turn right onto Weston Park Avenue. A short way along turn left onto Denarth Avenue where the property is situated on the left hand side clearly identified by our "For Sale" board.

The current vendors have spent considerable time and effort in the presentation of this delightful home which benefits from a large entrance hall with staircase leading to the first floor, lounge and dining kitchen with integrated appliances and separate utility area. To the first floor are four good sized bedrooms, one bedroom with en-suite and there is a separate family bathroom.

Outside the property has a garden to the rear which has been laid for ease of maintenance with a patio and artificial lawn aswell as a summer house, two outside storage facilities and a shed. To the front there is a driveway with car standing for several vehicles.

Shelton Lock is a highly desirable location with a wealth of local shopping facilities and the additional benefit of the shopping parade at Allenton only a short drive away. The vibrant city centre of Derby is within easy reach with boasts a wealth of bars, restaurants and the Derbion Shopping Centre.

The property is perfectly positioned for ease of access to the ring road giving onward travel to the A50, A52 and M1 corridor.

This well presented, spacious family home should be viewed to be fully appreciated through the offices of Boxall Brown and Jones.

ACCOMMODATION

Entering the property through front door into:

SPACIOUS ENTRANCE HALL

With staircase leading to the first floor, double glazed window to the side elevation, radiator and seating area with storage beneath.

LOUNGE

14'7" x 11'7" (4.45m x 3.53m)

Neatly presented with a double glazed window to the front elevation, radiator and feature fireplace which encloses a log burning stove with wooden mantle above.

DINING KITCHEN

14'11" narrowing to 7'7" x 19'9" narrowing to 8'3" (4.55m narrowing to 2.31m x 6.02m narrowing to 2.51)

(Maximum measurement)

The large dining kitchen is a particular feature of the property and should be seen to be fully appreciated. The kitchen area benefits from a range of quality work surface/preparation areas, wall and base cupboards and space for a freestanding cooker with extractor over.

The room has a stainless steel sink unit with drainer and mixer tap and there are useful kitchen drawers, double glazed window to the rear, radiator, breakfast bar with space for one stool beneath, space for a freestanding fridge/freezer, two further double glazed windows, ample space for dining table and useful pantry style cupboard with open shelving.

UTILITY ROOM

6'8" x 6' (2.03m x 1.83m)

This particularly useful space has space for a washing machine, space for a tumble dryer, open shelving and radiator.

TO THE FIRST FLOOR

LANDING

With access to loft.

BEDROOM ONE

9'1" x 11'10" (2.77m x 3.61m)

With double glazed window and radiator.

BEDROOM TWO

6'1" x 11'5" (1.85m x 3.48m)

With double glazed window, radiator and storage area hidden behind a curtain.

BEDROOM THREE

8'9" x 8'7" (2.67m x 2.62m)

This versatile space is used by the current vendors as a dressing area but could be used as a bedroom. Frosted double glazed window and radiator.

EN-SUITE

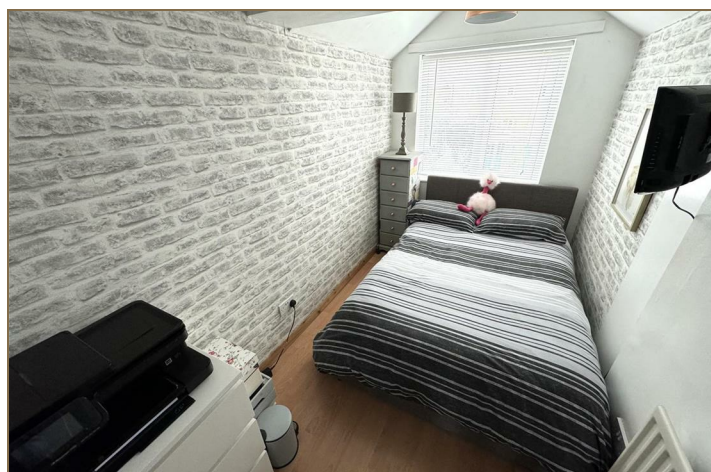
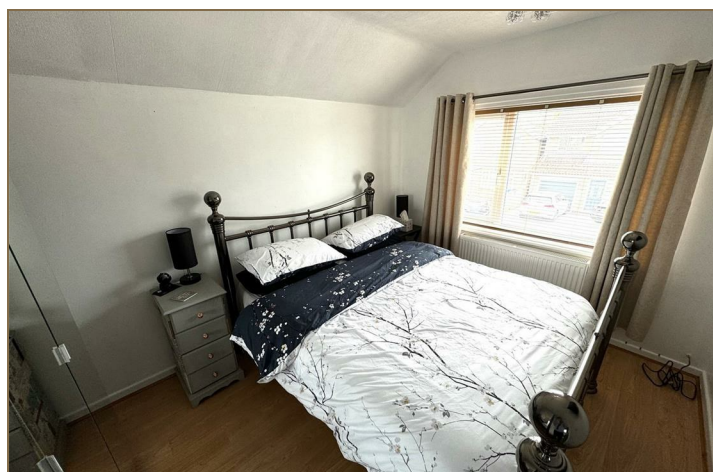
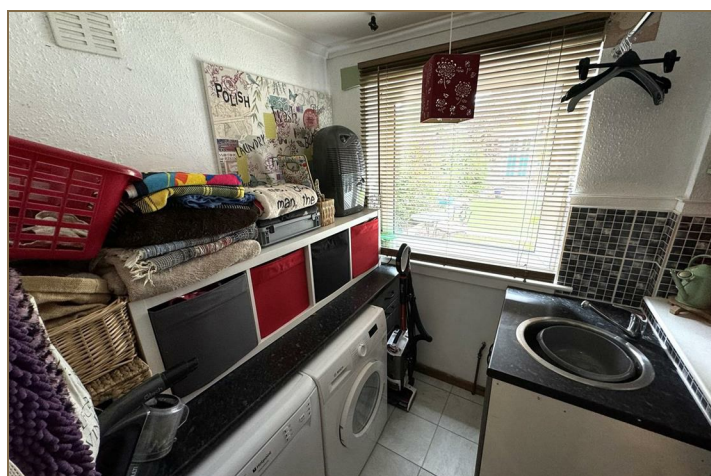
With WC, wash hand basin with storage cupboard beneath, shower cubicle and extractor fan.

ACCESS THROUGH BEDROOM THREE TO BEDROOM FOUR

BEDROOM FOUR

10' x 7'9" (3.05m x 2.36m)

With double glazed window to the rear and radiator.



FAMILY BATHROOM

7'10" x 5'7" (2.39m x 1.70m)

With low level WC, wash hand basin and bath with shower over the bath, complementary tiling, frosted double glazed window and useful storage cupboard.

OUTSIDE

Outside the property benefits from an enclosed garden to the rear which has been laid for ease of maintenance. There is a patio area overlooking an area of artificial lawn and a summer house. The rear of the property has two outside storage facilities and a shed.

To the front elevation there is a driveway with car standing for several vehicles.

PLEASE NOTE

Prospective purchases should note that this property is equipped with solar panels to aid energy generation. Further details can be obtained from the vendor.

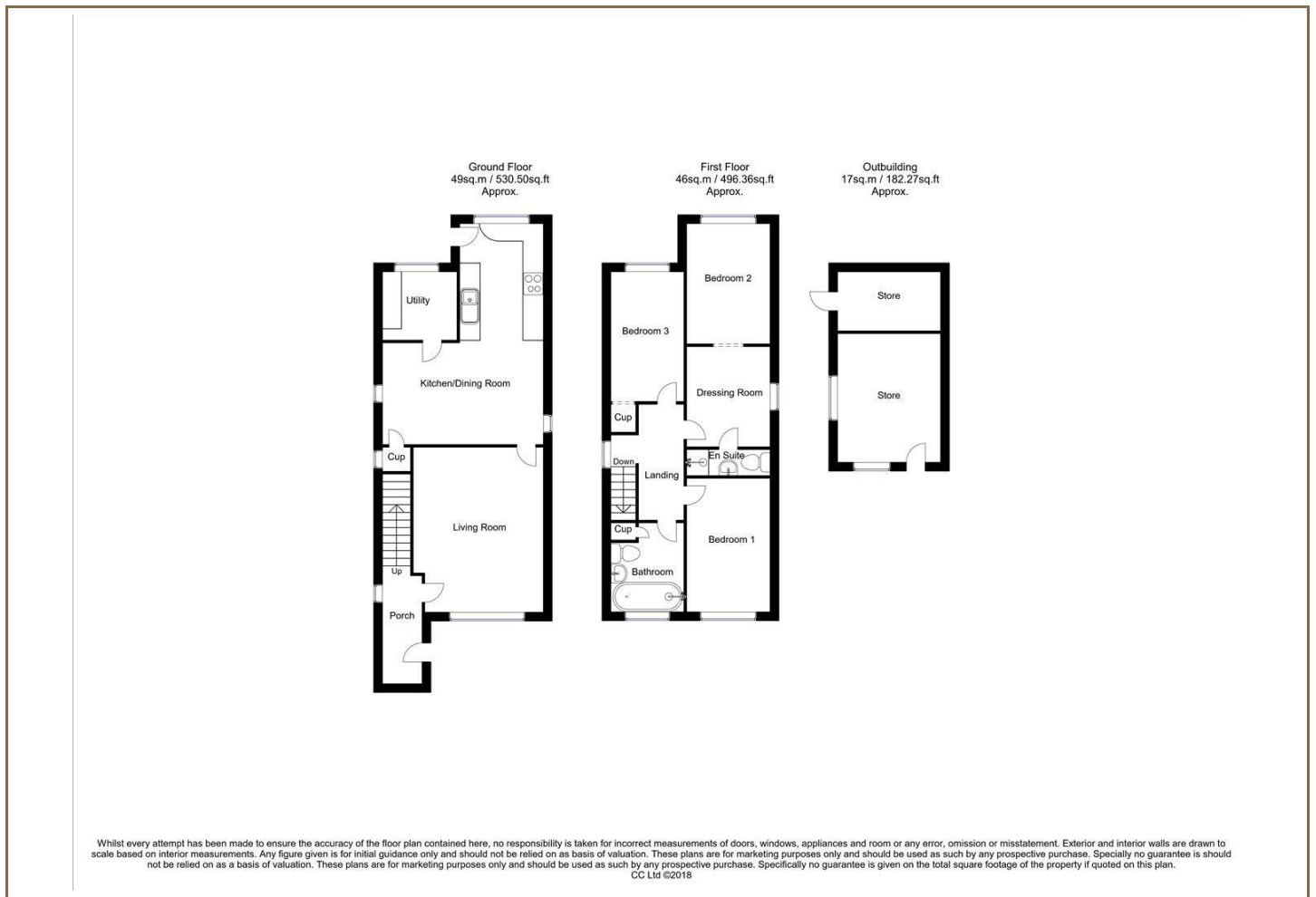




Road Map



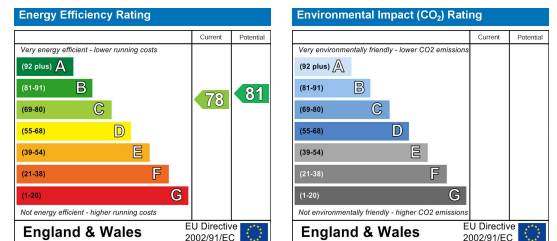
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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