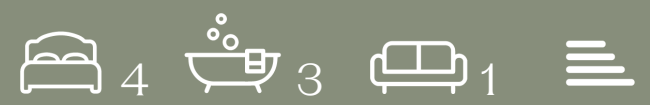


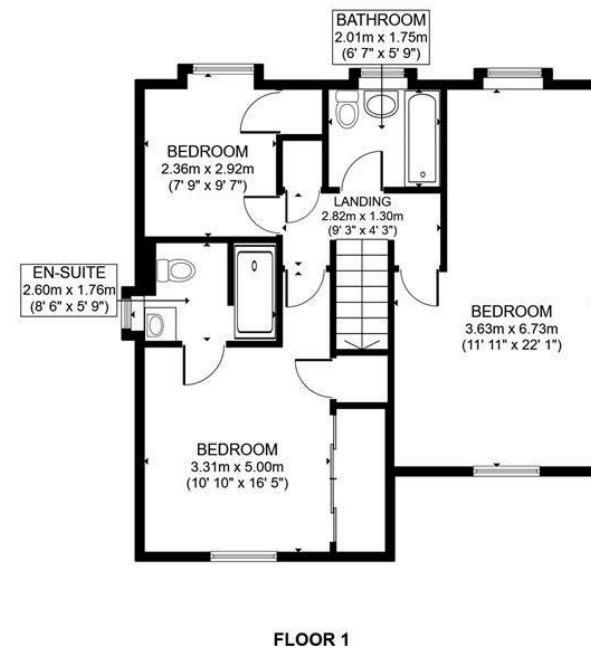
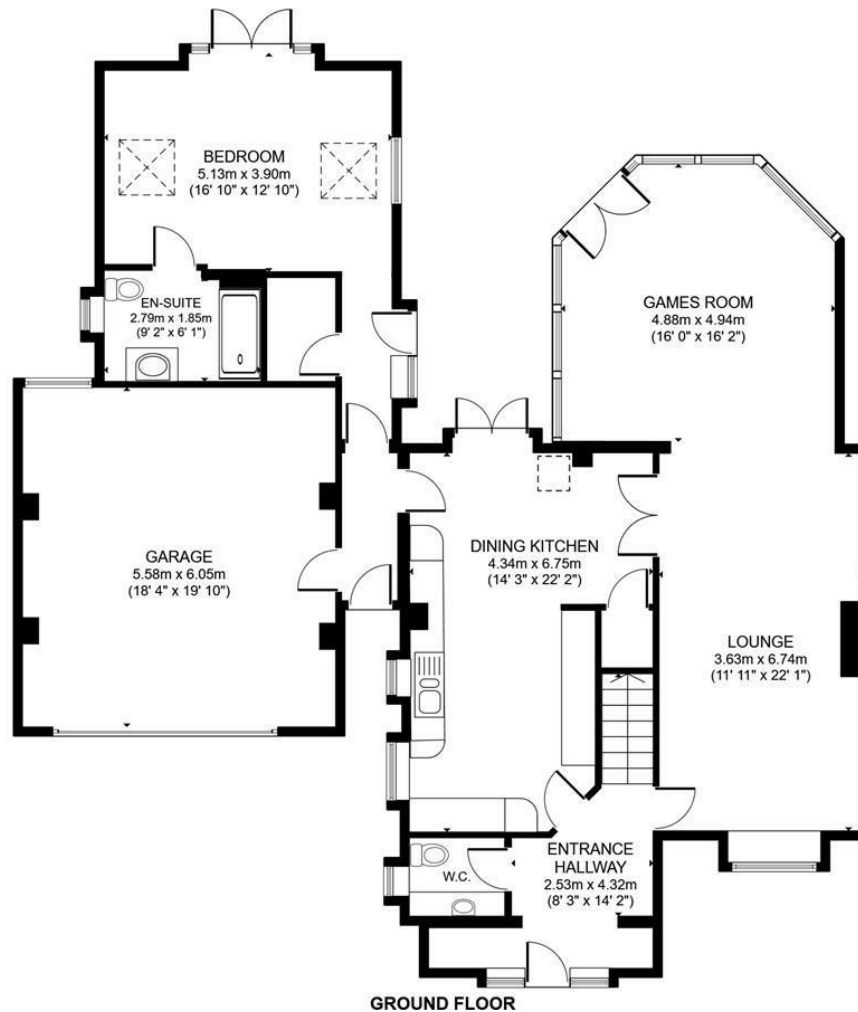
Grove Close, Thulston Village, Derby



Grove Close, Derby, DE72 3EY
Price £595,000



Floor Plan



GROSS INTERNAL AREA
 GROUND FLOOR 124.8 m² (1,344 sq.ft.) FLOOR 1 61.7 m² (664 sq.ft.)
 EXCLUDED AREAS : GARAGE 33.8 m² (364 sq.ft.)
 TOTAL : 186.5 m² (2,008 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





BEAUTIFUL DETACHED HOME WITH SUPERB ANNEX – A superb extended and much improved family home, occupying this most generous plot with extensive rear garden backing onto woodland and the beautiful Elvaston Castle Country Park. The property occupies this delightful cul-de-sac position and has been comprehensively upgraded to a quality specification and offers a superb extension with a most impressive ground floor annexe bedroom with vaulted ceiling and contemporary en-suite shower room. VIEWING A MUST!

The property offers gas central heating, uPVC double glazing and in brief comprises: entrance hallway, contemporary cloaks wc, stylish lounge with open plan access to a games room/garden room. There is also a beautifully appointed dining kitchen with range cooker and french doors giving access to the rear garden. There is a side entrance which gives access to the dining kitchen and the superb annex bedroom with high vaulted ceiling and french doors giving access to the rear garden. This bedroom also has the benefit of a contemporary en-suite shower room and store room.

The first floor landing gives access to three bedrooms and bathroom. The spacious principal bedroom also has the benefit of built in slide door wardrobes and a contemporary en-suite wet room, the second bedroom being particularly large having been formed by the combination of two bedrooms which can easily be converted back if desired.

Outside the property has a double width block paved driveway leading to a double attached brick built garage with remote control door. A true feature of this delightful family home is the most generous mature garden plot which offers an extensive lawned area, patio seating area, split level timber decked seating areas and stunning hot tub with timber framed canopy over. The garden also offers direct gated access onto the the woodland at the rear and leads to the beautiful Elvaston Castle Country Park.

- Superb Extended Detached Home with Impressive Annexe
- Stylish Presentation & Accommodation of over 2000 square feet
- Superb Annexe with Vaulted Bedroom, En-Suite & Store Room
- Block Paved Driveway & Detached Double Garage
- Located next to the Beautiful Elvaston Castle & Country Park
- Delightful Cul-de-Sac Position
- Entrance Hallway, WC, Stylish Lounge, Dining Kitchen & Games Room
- Four Bedrooms, Two En-Suites & Bathroom
- Generous Rear Garden
- Delightful Position backing onto Woodland







LOCALITY & AMENITIES

The location of the property is a real plus being set within the picturesque village of Thulston which is located approximately 7 miles south east of Derby City centre. The property backs directly onto Woodland and the delightful Elvaston Castle & Country Park which offers a great range of leisure pursuits and countryside walks.

Thulston is a delightful village and has the Harrington Arms pub located within the village and there is a footpath located at the end of the close that leads to the A6 which offers a regular bus services to Derby and East Midlands International Airport.

Thulston is also within easy access of the nearby villages of Borrowash, Aston-on-Trent, Weston-on-Trent and Shardlow with its local marina and canal and road access to the A50 which gives access to the main motorway network with the M1 only being around 10 minutes drive away.

THE ACCOMMODATION

GROUND FLOOR

Entrance Hallway
14'2 maximum x 8'3 (4.32m maximum x 2.51m)

Composite double glazed panelled entrance door with uPVC double glazed windows to either side. cloaks area, central heating radiator, wood effect ceramic tiled floor, wall mounted electric fuse box, stairs leading to the first floor landing and contemporary engineered oak doors giving access to the cloaks wc, lounge and dining kitchen.

Contemporary Cloaks WC
Stylish cloakroom with blue glazed metro tiles, rustic style timber counter top with circular glass wash hand basin with wall mounted chrome waterfall style tap, chrome ladder style central heating radiator, wood effect ceramic tiled flooring, concealed cistern low level wc with chrome push button flush, recessed LED downlighters and a uPVC obscured double glazed window to the side elevation.

Stylish Lounge
22'1 x 11'11 (6.73m x 3.63m)

Spacious dual aspect room with a quality oak flooring, wall mounted contemporary picture frame style gas fire, feature wood panelling to the main aspect wall, central heating radiator, TV point, uPVC double glazed bay window to the front elevation with bespoke plantation shutters, double opening doors from the kitchen, open plan access to the games room/garden room.

Games Room/Garden Room
16'2 x 16'0 (4.93m x 4.88m)

Spacious light room with insulated vaulted ceiling with recessed LED down lighters, quality oak flooring, central heating radiator, uPVC double glazed windows to the side and rear and uPVC double glazed french doors giving access to the rear garden.

Dining Kitchen
22'2 x 14'3 maximum (6.76m x 4.34m maximum)

Kitchen Area
Fitted with a range of cream Shaker style fitted units with brushed stainless steel handles and Corian worksurfaces, patterned ceramic tiled splashbacks, The kitchen comprises wall, base and drawer units and a beautiful Ringmaster dual fuel range cooker with 7 ring gas hob and electric ovens, Rangemaster extractor canopy over, range of integrated appliances comprising, dishwasher, low level freezer, two low level fridges and wine cooler. There is access to a understairs storage cupboard, two uPVC double glazed windows to the side elevation and ceramic tiled under floor heating.

Dining Area
Ceramic tiled under floor heating and double opening timber framed patio doors to the rear garden, double opening internal doors giving access to the lounge and single door access to the side hallway.

GROUND FLOOR ANNEXE

Side Hallway
Accessed off the front driveway, internal door access to the double garage and door way access into the dining kitchen and to the ground floor bedroom.

Spacious Bedroom with Vaulted Ceiling
16'10 x 12'10 (5.13m x 3.91m)

A spacious room with a vaulted ceiling which includes two Velux skylights windows to the side elevations, oak effect laminate flooring with under floor heating, feature uPVC apex glazed gable window with uPVC french doors to the rear garden, TV point, two uPVC double glazed window to the side and uPVC obscure double glazed door giving access to the patio area and there are internal doors giving access to the en-suite shower room and store room.

Contemporary En-Suite Shower Room
9'2 x 6'1 (2.79m x 1.85m)

Fitted with a contemporary white three-piece suite comprising a wall mounted wash hand basin built into a grey double drawer vanity unit, chrome monobloc mixer tap, low flush wc double width walk in shower with wall mounted mains fed chrome shower unit with recessed chrome shower controls, patterned tile effect floor, porcelain tiled walls, electric chrome ladder style towel radiator, shaver point, recessed LED down-lighters, extractor fan and uPVC obscure double glazed window to the side elevation.

Storage Room
5'2 x 4'0 (1.57m x 1.22m)
Oak effect laminate flooring.

FIRST FLOOR

Landing
Loft access, contemporary engineered oak doors giving access to all three bedrooms, bathroom and airing cupboard.

Principal Bedroom
16'5 into wardrobe depth x 10'10 (5.00m into wardrobe depth x 3.30m)
uPVC double glazed window to the front with bespoke plantation shutters, central heating radiator, two wall lights, storage cupboard over the stairwell, fitted built in mirrored slide door wardrobes and a door to the en-suite shower room.

Contemporary En-Suite Wet Room
8'6 x 5'9 (2.59m x 1.75m)
Large fully tiled shower cubicle with a tiled wet room floor with inset LED lights, wall mounted sink unit with rustic wood shelf, low flush WC, ceramic tiled floor and walls, chrome ladder style heated towel rail and a uPVC obscure double glazed window to the side elevation.

Spacious Bedroom Two
22'1 x 11'11 maximum (6.73m x 3.63m maximum)
Previously two rooms that could easily be reinstated back into two separate bedrooms. Fitted with two central heating radiators, engineered wood floor, TV point and uPVC double glazed windows to front and rear elevations.

Bedroom Three
9'7 x 7'9 (2.92m x 2.36m)
Central heating radiator, recessed fitted wardrobe and uPVC double glazed window to the rear elevation.

Bathroom
6'7 x 5'9 (2.01m x 1.75m)
Fitted with a white three piece family bathroom including a panelled bath with mains fed shower mixer over, pedestal wash basin, low flush WC, chrome ladder style heated towel rail, tiled floor and ceramic tiling to the walls and a uPVC obscure double glazed window to the rear elevation.

OUTSIDE

Frontage & Driveway
Lawned foregarden with double width block paved driveway leading to the double garage.

Double Garage
19'10 x 18'4 (6.05m x 5.59m)
Fitted with a electric remote control door, power and light, rear access door to the rear garden.

Generous Enclosed Rear Garden
This generous enclosed rear garden is one of the larger plots within this delightful cul-de-sac and offers a delightful outlook towards woodland to the rear. This mature garden plot offers an extensive lawned area, patio seating area, split level timber decked seating areas and stunning hot tub with timber framed canopy over. The garden also offers direct gated access onto the the woodland at the rear and leads to the beautiful Elvaston Castle Country Park.

Patio Area
Stone paved patio area giving access to the lawn and hot tub.

Hot Tub & Timber Framed Canopy
There is a large hot tub with inset lighting to be included within the sale and this also benefits from a timber framed canopy above.

Extensive Lawned Garden
Large lawn with three planting beds and a feature bandstand patio and the garden is enclosed by a timber fence panelled boundary and gated access to the rear into the woodland leading to Elvaston Castle Country Park.

Views Towards Woodland
Elvaston Castle Grounds
Council Tax Band - E



Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph

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

Agents Disclaimer: Curran Birds + CO, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.

First Floor, Darley Abbey Mills Middle Mill, Darley Abbey, Derby, DE22 1DZ
Tel: 01332 411050 Email: hello@curranbirds.co curranbirds.co