



24 Brook Road, Thulston Derby, DE72 3WA £262,500

AN EXTENDED THREE-BEDROOMED DETACHED home, enjoying a cul-de-sac setting, in the desirable village of Thulston, close to Elvaston Castle and park. Available with IMMEDIATE VACANT POSSESSION, the accommodation has the benefit of gas central heating and UPVC double glazing, briefly comprises: - GROUND FLOOR, Entrance Hall, front Lounge, Dining Room, Conservatory extension, and Kitchen. FIRST FLOOR, landing, Three Bedrooms, and modern Shower Room. OUTSIDE, front garden with driveway affording car standing, detached Single Garage, and pleasant rear garden. EPC C, Council Tax Band D.

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The Property

We understand the property was constructed in approximately 1976, providing an affordable entry into the 'detached property' market. The property has been extended in more recent years with a conservatory, and offers excellent scope for refurbishment to individual taste. Available with immediate vacant possession, the accommodation comprises; entrance hall, two reception rooms, conservatory, kitchen, three bedrooms, shower room, front garden with driveway parking, detached single garage, and rear garden incorporating summer house.



Location

The property enjoys a cul-de-sac setting in the desirable village of Thulston, approximately 6-miles southeast of Derby city centre, within Walking distance of Elvaston Castle and country park. Ease of access is afforded to the A50 providing links to Nottingham, East Midlands airport, and the M1 motorway.



Directions

When leaving Derby city centre by vehicle, proceed east along the A52 towards Nottingham, and after approximately 1-mile take the exit onto Derby ring road signposted for Loughborough and the A6 onto Raynesway, continue south along Raynesway before merging onto the A6 Alvaston bypass, then at the roundabout take the left turn towards Shardlow before turning left for the village of Thulston. On entering Thulston turn left into Grove Close, and right into Brook Road to find the property towards the end of the cul-de-sac.

What Three Words: ///films.scrapped.ranking

Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13412.

Accommodation

Having the benefit of gas central heating and UPVC double glazing, the detailed accommodation comprises: -

GROUND FLOOR

Entrance Hall

Having composite double glazed entrance door, UPVC double glazed side window, and stairs to the first floor.

Front Lounge

3.89m x 3.66m plus (12'9" x 12'0" plus)

Measurements are 'plus understairs store'.

Having attractive polished limestone fire surround with fitted electric coal and log-effect fire, UPVC double glazed window, central heating radiator, and opening to the: -



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Dining Room

3.10m x 2.34m (10'2" x 7'8")

Having central heating radiator, and UPVC double glazed door and window opening to the: -



Conservatory

3.28m x 2.44m max (10'9" x 8'0" max)

Having UPVC double glazed window, and central heating radiator.



Kitchen

3.07m x 2.41m (10'1" x 7'11")

Having fitments incorporating; two single base units, drawers, larder cupboard, two double wall units, two single wall units, and fitted extractor hood and light, together with work surface areas with tiled splashbacks, stainless steel sink unit with single drainer, and plumbing for dishwasher.



FIRST FLOOR

Landing

Having built-in airing cupboard housing the hot water cylinder, UPVC double glazed window, and access to the loft space.

Front Bedroom One

3.63m x 2.92m (11'11" x 9'7")

Having fitments incorporating, range of wardrobes, and drawers, together with UPVC double glazed window, and central heating radiator.



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Rear Bedroom Two

3.12m x 2.82m (10'3" x 9'3")

Having fittings incorporating; range of wardrobes, together with UPVC double glazed window, and central heating radiator.



Front Bedroom Three

2.67m x 1.85m max (8'9 x 6'1" max)

Having UPVC double glazed window, central heating radiator, and built-in cupboard housing Baxi gas-fired combination boiler providing domestic hot water and central heating.



Shower Room

Having modern white suite incorporating; low-level WC, pedestal wash hand basin, and walk-in shower enclosure with shower unit and tiled walls, together with heated chrome towel rail, and UPVC double glazed window.



OUTSIDE

Front Garden

Having lawn, and paved-and-concrete driveway affording tandem car standing spaces, leading to the rear to the: -

Detached Single Garage

Having up-and-over door.

Pleasant Rear Garden

Having block-paved pathways, flower and shrub borders, and summer house.



ADDITIONAL INFORMATION

Tenure

We understand the property is held freehold, with vacant possession provided upon completion.

Do you need a Survey?

If you are not buying one of our properties, but need a valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

Anti-Money Laundering (AML) Regulations

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

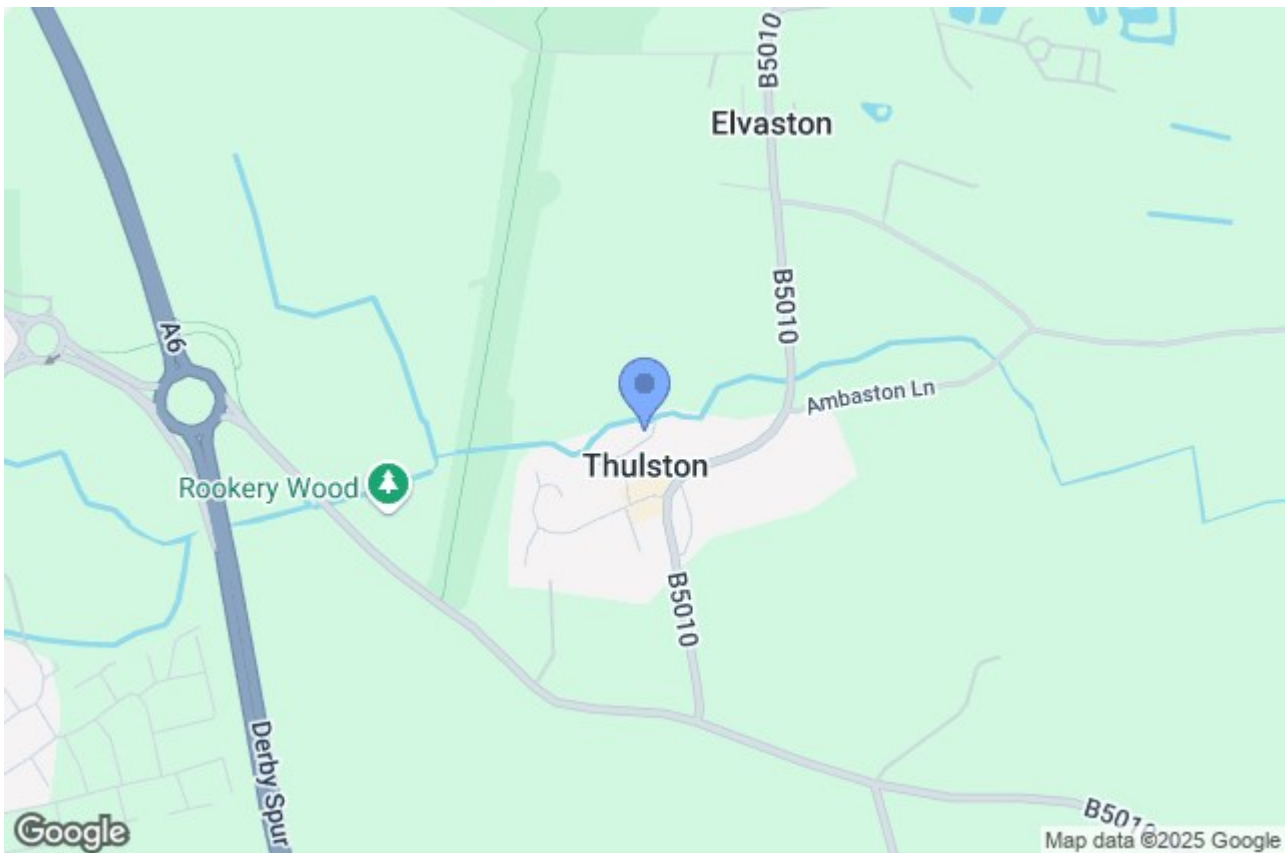
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13412

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is accepted for any errors or omissions.



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