



**12 The Lees, Thulston
Derby, DE72 3UN**

Spacious four double bedroom detached family home situated in the desirable Elvaston Meadows development, adjoining a large strip of land at the side, which the current owners are currently applying to claim adverse possession of. This addition would significantly enhance the garden and allow for the possibility of constructing a detached double garage. The existing integral garage would then be free for conversion, creating extra living space, such as playroom or spacious office from which to work from home. The stunning accommodation is very well presented throughout and includes a modern fitted kitchen with quartz worksurfaces, a stylish family bathroom with spa bath and a spacious master bedroom with an en-suite shower room. There is also a separate dining room with patio doors to the garden, a ground floor WC and a good size utility room with access to the garage. The property is gas centrally heated, has solar panels fitted to the roof and recently installed UPVC double glazed windows.



£395,000

Hallway

A recessed storm porch leads to a laminated front door with access to a central hallway with a staircase to the first floor and an under stair WC. There is also coat hanging space, a central heating radiator, a door to the front sitting room and a door to the kitchen at the rear.

WC

Close coupled WC, stylish ceramic wall tiles, a chrome heated towel rail and a wall hung wash basin.

Sitting Room 17' 10" x 11' 9" (5.43m x 3.58m)

Large front sitting room with interconnecting double doors to the dining room at the rear, a UPVC double glazed bay window to the front, a feature fireplace with a living flame gas fire, two wall lights and two central heating radiators.

Dining Room 10' 1" x 9' 8" (3.07m x 2.94m)

Sliding patio doors to the rear garden, a wooden floor covering, central heating radiator, a door from the kitchen and interconnecting double doors to the sitting room.

Kitchen 10' 6" x 10' 1" (3.20m x 3.07m)

Contemporary fitted kitchen including base and eye level units with quartz worksurfaces and fitted appliances including; a four ring gas hob, an integrated dishwasher and fridge/freezer, an electric oven and a built in microwave. There are also a door leading to the utility room and to the dining room, a ceramic tiled floor covering, a central heating radiator and a UPVC double glazed window to the rear.

Utility Room 10' 1" x 5' 4" (3.07m x 1.62m)

A superb and practical space which includes unit and worksurfaces to match those in the kitchen, a UPVC double glazed window to the side, a central heating radiator, access to the garage and a back door to the garden.

Garage 17' 3" x 7' 9" (5.25m x 2.36m)

With power, lighting and an up and over garage door to the driveway at the front.

Bedroom 1 14' 11" x 12' 0" (4.54m x 3.65m)

A large master bedroom including a UPVC double glazed window to the front, a Bang & Olufsen wall mounted TV/DVD, a central heating radiator and a door leading to the en-suite shower room.

En-suite 5' 10" x 5' 8" (1.78m x 1.73m)

Three piece suite including a vanity unit with wash basin, a close coupled WC and a spacious walk in shower with a plumbed shower mixer. There is also a heated towel rail and a UPVC double glazed window to the front.

Bedroom 2 11' 6" x 11' 0" (3.50m x 3.35m)

UPVC double glazed window to the rear, a central heating radiator and a range of Schreiber bedroom furniture including a five door fitted wardrobe, a bedside cabinet and a large chest of drawers.

Bedroom 3 11' 10" x 8' 7" (3.60m x 2.61m)

UPVC double glazed window to the rear, a wall mounted Bang & Olufsen TV and a central heating radiator.

Bedroom 4 12' 6" x 7' 11" (3.81m x 2.41m)

UPVC double glazed window to the front and a central heating radiator.

Bathroom 8' 4" x 6' 1" (2.54m x 1.85m)

Sumptuous fully tiled bathroom including a spa bath, WC with a concealed cistern and a wall hung wash basin with a full width wall mirror over. There is also a UPVC double glazed window to the rear and a heated towel rail.

Outside

The property is set back from the road beyond a lawn fore garden with an adjacent driveway which provides off road parking for two vehicles. There is access along the right hand side of the house to a spacious rear garden that includes a large decked patio area with sliding double doors from the dining room and a spacious level lawn. To the left of the plot is a gate leading out to a large area of land at the side, which is the subject of the application for adverse possession.



Disclaimer

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