



**5 Brook Court Broad Lane, Thulston  
Derby, DE72 3EX**

A two bedroom single storey barn conversion situated in the beautiful village of Thulston, on the edge of Elvaston Castle Country Park. The property is also within a short walk of a superb village pub and a very useful 24 hour Skylink bus, which links East Midland International Airport with Derby City Centre. The property has a broad appeal as either a character property or indeed as a bungalow with all the accommodation being on one level. There is off road parking in front of a brick built single garage and a very private south east facing rear garden. The Kitchen is fitted with a full range of stylish shaker style units and there is a spacious dual aspect sitting room with plenty of natural light, having two windows to the front and French double doors to a good size patio at the rear.



**£245,000**



## Hallway

L shaped central hallway including a UPVC double glazed front door, laminate flooring, a central heating radiator and doors leading individually to all rooms.

## Sitting Room 15' 4" x 13' 9" (4.67m x 4.19m)

Spacious dual aspect room with two UPVC double glazed window to the front and UPVC double glazed French double doors to the garden at the rear. There is also a log burner style electric fire, a TV point and a central heating radiator.

## Kitchen 9' 5" x 7' 2" (2.87m x 2.18m)

Fitted with a matching range of shaker style base and eye level units with laminate worksurfaces, cornice trims, a composite sink/drainage, four ring gas hob with an extractor over and an electric counter level oven. There is also a UPVC double glazed window to the rear, ceramic tiled splashbacks, plumbing for a washing machine and slimline dishwasher, space for a tall fridge freezer and a ceramic tiled floor covering.

## Bedroom 1 10' 9" x 1' 0" (3.27m x 0.30m)

UPVC double glazed window to the side and rear, a wood paneled feature wall and a central heating radiator.

## Bedroom 2 8' 4" x 8' 4" (2.54m x 2.54m)

A range of fitted wardrobes, laminate flooring, a central heating radiator and a UPVC double glazed window to the front.

## Bathroom 7' 1" x 5' 9" (2.16m x 1.75m)

A good size shower room including a large quadrant shower cubicle with a plumbed shower mixer, a wash basin in vanity unit with cupboards under and a close coupled WC. There is also a heated towel rail, a lit wall mirror and an extractor fan.

## Garage

Brick built single garage with parking on a tarmac driveway in front.

## Outside

The property is located in a courtyard development with an attractive fore garden, including a path which leads to the front door. To the left hand side of the property is a gated access to a wonderful and private enclosed rear garden. The beautiful rear garden faces south east and is mainly paved with sandstone slabs and surrounded by attractive brick built raised floor beds. There is also a brick built single garage with parking for one large vehicle in front.



## Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**



Energy performance certificate (EPC)

8 Stone Court Russet Lane Thurston Dorset DT12 3JH	Energy rating <b>D</b>	Valid until: 10 March 2028 Certificate number: 9836-1029-6221-4885-2242
Property type	Semi-detached bungalow	
Total floor area	53 square metres	

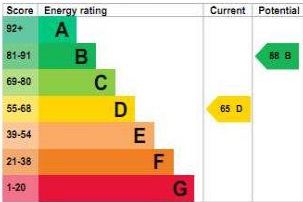
Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
[You can read guidance for landlords on the regulations and exemptions \(how to rent\) on the government website \(gov.uk/government/topics/energy-efficiency/energy-efficiency-landlords-and-tenants\)](#)

Energy rating and score

This property's energy rating is D, that's the potential to be B.

[See how to improve this property's energy efficiency](#)



The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

