



GADSBY
NICHOLS

12 Queensbury Park Drive, Shelton Lock, Derby, DE24 9SG

£259,000

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A MODERN STYLISH, FOUR-BEDROOMED THREE-STOREY TOWNHOUSE, enjoying a particularly pleasant location adjoining and enjoying views to the front over open parkland, in a well-established location. Available with IMMEDIATE VACANT POSSESSION, the property offers a highly versatile and adaptable interior, and having the benefit of gas central heating, UPVC double glazing, and alarm, the accommodation briefly comprises: -

GROUND FLOOR, canopy entrance porch, entrance hall, cloaks/WC, and open-plan living dining kitchen with fitments and integrated appliances. FIRST FLOOR, landing, lounge, and bedrooms two and three. SECOND FLOOR, landing, main bedroom with ensuite shower room, bedroom four, and family bathroom. OUTSIDE, foregarden, enclosed rear garden, and allocated twin tandem car standing spaces within the rear courtyard. EPC C, Council Tax Band C.

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THE PROPERTY

The property provides a highly adaptable family home, which can only be appreciated by early internal inspection. Comprising; canopy entrance porch, entrance hall, cloaks/WC, open-plan living dining kitchen, landing, lounge, bedrooms two and three, landing, main bedroom with ensuite shower room, bedroom four, family bathroom, foregarden, enclosed rear garden, and allocated twin tandem car standing spaces.

LOCATION



The property enjoys delightful views to the front over parkland and a front, within a well-established residential location in the suburb of Shelton Lock, well served by local amenities to include; day-to-day shopping, places of worship, hair and beauty salons, doctors and dentist surgeries, eateries, public houses, schooling, and recreational facilities. Additional amenities are also available within the adjoining suburb of Chellaston. Ease of access is afforded to the A50, providing links to the A38, M1 motorway, and East Midlands International Airport, together with the principal works of Rolls Royce and Toyota.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed along A514 Osmaston Road A514 continuing through Allenton, then at the cross-road traffic lights turn left, then first right into Jubilee Road, proceeding for approximately 0.5-miles before turning right into Queensbury Park Drive. The property is situated through the archway, and fronting the open parkland.

What 3 Words /// stacks.orbit.taker

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13496.

ACCOMMODATION

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

GROUND FLOOR

CANOPY ENTRANCE PORCH

Having front entrance door opening to the: -

ENTRANCE HALL

Having tiled floor, central heating radiator, and stairs to the first floor with understairs store.

CLOAKS/WC



Having white sanitary ware comprising; low-level WC, and pedestal wash hand basin, together with half-tiled walls, heated chrome towel rail, and extractor fan.

LIVING DINING KITCHEN

Of an open-plan design, for modern contemporary living, and incorporating front living area opening to dining area, and kitchen area.

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LIVING DINING AREA

4.60m x 4.55m max 3.15m min (15'1" x 14'11" max 10'4" min)



Measurements are '15'2" x 15'0" maximum, 10'4" minimum/4.62m x 4.57m maximum, 3.15m minimum'.

Having UPVC double glazed double French doors and side panels.

KITCHEN AREA

3.63m x 2.49m (11'11" x 8'2")



Having high-gloss fitments comprising; four single base units, drawers, one double wall unit, four single wall units, and further single wall unit housing a Potterton gas central heating boiler providing domestic hot water and central heating, together with integrated stainless steel gas hob with stainless steel splashback and extractor hood and light over, integrated stainless steel electric oven, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, one-and-a-half bowl stainless steel sink unit with single drainer, and UPVC double glazed window to the front enjoying views over the parkland.

FIRST FLOOR

LANDING

Having built-in linen cupboard, central heating radiator, and stairs to the second floor. AND - there is also a store cupboard on the outside the bathroom.

LOUNGE

4.62m x 4.34m max 3.12m min (15'1" x 14'2" max 10'2" min)



Measurements are '15'2" x 14'3" maximum, 10'3" minimum/4.62m x 4.34m maximum, 3.12m minimum'.

Having two central heating radiators, and UPVC double glazed double French doors to Juliet-style balcony, together with side windows enjoying views over the parkland.

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BEDROOM TWO

3.15m x 2.54m (10'4" x 8'4")



Having UPVC double glazed window, and central heating radiators.

BEDROOM THREE

3.18m x 1.98m max (10'5" x 6'6" max)



Having central heating radiator, and UPVC double glazed window.

SECOND FLOOR

LANDING

Having built-in airing cupboard housing the hot water cylinder, together with access to insulated loft space.

MAIN BEDROOM ONE

3.94m x 3.10m plus (12'11" x 10'2" plus)



Measurements are 'plus wardrobe recess'. Having fittings comprising; built-in wardrobes with sliding mirrored doors, together with two UPVC double glazed windows, and central heating radiator.

ENSUITE SHOWER ROOM

Having modern white sanitary ware comprising; low-level WC, pedestal wash hand basin, and corner shower cubicle with shower unit, together with part-tiled walls, heated chrome towel rail, and extractor fan.

BEDROOM FOUR

3.20m x 2.59m (10'6" x 8'6")



Having UPVC double glazed window, and central heating radiator.

FAMILY BATHROOM



Having white four-piece suite comprising; low-level WC, pedestal wash hand basin, panelled bath, and separate recessed shower cubicle with shower unit,

together with part-tiled walls, tiled floor, heated chrome towel rail, UPVC double glazed window, and ceiling extractor fan..

OUTSIDE

FOREGARDEN

Adjoining and enjoying open aspects over the pond and parkland.

REAR GARDEN



Pleasant, manageable rear garden, enclosed by fencing, having lawn, patio, and borders, together with rear pedestrian access to the rear courtyard to the: -

PARKING

Allocated twin tandem car standing spaces.

ADDITIONAL INFORMATION

TENURE

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

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: -

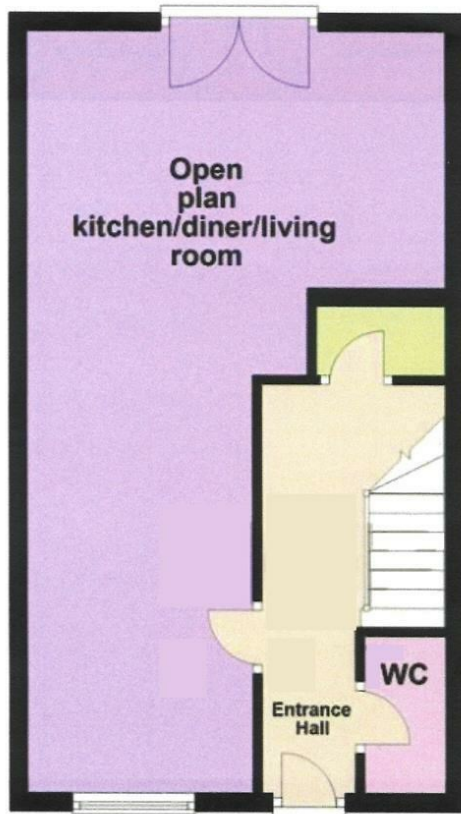
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, 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: R13496

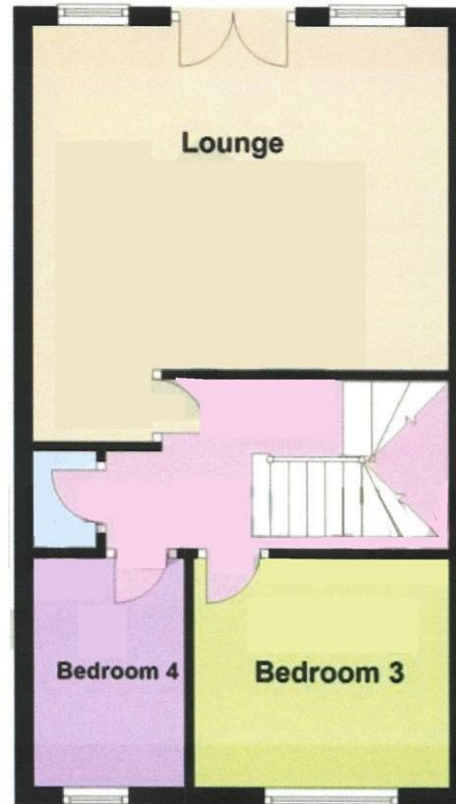
Ground Floor

Approx. 39.5 sq. metres (425.5 sq. feet)



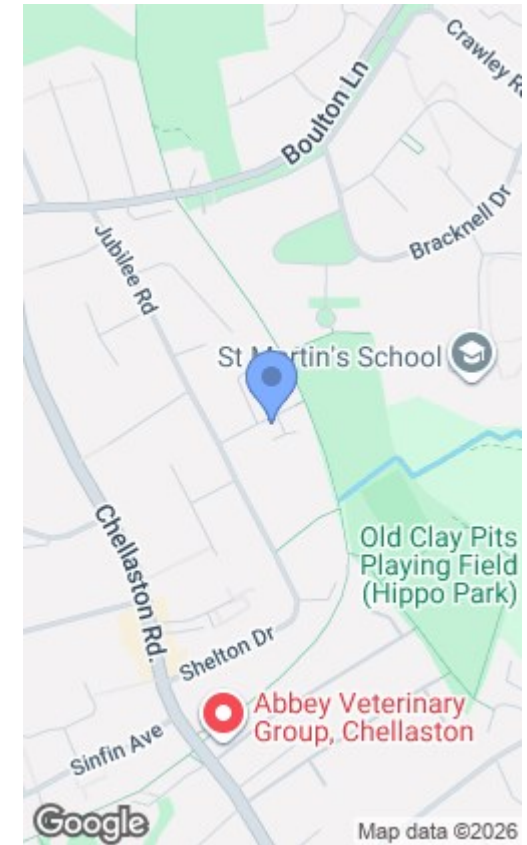
First Floor

Approx. 39.4 sq. metres (423.8 sq. feet)



Second Floor

Approx. 37.5 sq. metres (404.1 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		

Energy Efficiency Rating: Current 77, Potential 89
 Environmental Impact (CO₂) Rating: Current B, Potential A

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 taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

Gadsby Nichols
 Suite 18 Kings Chambers,
 Queen Street, Derby DE1 3DE

Residential
 01332 296 396
 enquiries@gadsbynichols.co.uk

Commercial
 01332 290 390
 commercial@gadsbynichols.co.uk



www.gadsbynichols.co.uk