Queensbury Park Drive

Shelton Lock, Derby, DE24 9SG







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.

£249,950

John German

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.

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.
Living Dining Area - 4.60m x 4.55m max 3.15m min (15'1" x 14'11" max 10 - 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' - 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.
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 fitments 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.




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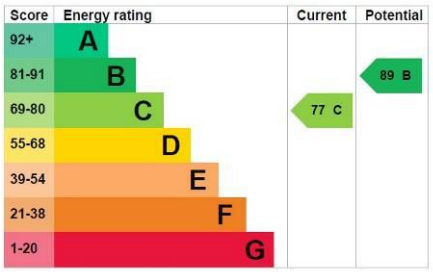

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Agents' Notes

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