



Grove Close,  
Thulston, Derbyshire  
DE72 3EY

**Price Guide £280-290,000**

**Freehold**



A REFURBISHED THREE BEDROOM SEMI DETACHED PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property that would ideally suit the first time buyer or growing family and is ready to move into. This property is ideal if you're looking for a village location having fantastic views to the rear garden of the fields. There are two footpaths leading directly from the (small) estate into Elvaston Castle ideal for dog walking and exploring with children. Being contemporary decorated throughout, the property now benefits from a new kitchen, new bathroom, new internal doors, new flooring and all the windows and doors have been replaced. Situated within a cul-de-sac in the sought after village of Thulston, it is very rare that these properties come for sale. Grove Close is situated close to Elvaston Castle and Country Park, together with excellent road links with the A52 and A50 road networks giving access to the M1. An internal viewing is highly recommended to fully appreciate all this property has to offer.

In brief the accommodation comprises of a spacious entrance hall with access to the ground floor w.c., double doors to the dining kitchen having built-in appliances and patio doors to the rear garden and door to the useful utility room. There is a lovely lounge having a dual aspect with a conservatory off. To the first floor there are three good size bedrooms, having built-in wardrobes and a re-fitted family bathroom which is of a good size having a P-shape bath with shower over. Outside to the front there is a communal garden, a path to the front entrance door, borders with flowers, there is a gate at the side leading to bin storage with a second gate leading to the privately enclosed rear garden having a large shed that has electrics and could easily be turned into a summer room with seating and fairy lights or used for other purposes an apple tree and raspberry plants.

The property is well placed for easy access to local shopping facilities found at Alvaston with The Wyvern shopping centre also being within easy reach as well as shops found at Chellaston and other suburbs of Derby, there are excellent schools for all ages, healthcare and sports facilities, the property is only a short drive away from the picturesque Elvaston Castle and Country Park and the transport links include the A50, A42 and M1, East Midlands Airport, stations at Derby and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

Composite front entrance door and window, laminate floor, radiator, stairs to the first floor, spotlights and double doors to the dining kitchen and door to:

### Ground Floor w.c.

Low flush w.c., wash hand basin, laminate floor, chrome heated towel rail and UPVC double glazed window to the front.

### Dining Kitchen

14'7 x 11'8 approx (4.45m x 3.56m approx)

Wall, base and drawer units with work surface over, inset 1½ bowl sink and drainer with swan neck mixer tap, splashbacks, integrated oven, electric hob and extractor hood over, built-in fridge and separate freezer, built-in dishwasher, vertical modern radiator, laminate floor, spotlights, UPVC double glazed window and patio doors to the rear garden. Door to understairs storage and door to:

### Utility Room

Plumbing for an automatic washing machine, work surface, laminate floor, spotlights.

### Lounge

17'5 x 9'9 approx (5.31m x 2.97m approx)

UPVC double glazed window to the front, radiator and double doors to:

### Conservatory

9'8 x 10'7 approx (2.95m x 3.23m approx)

Brick base conservatory with double doors and windows to the rear, laminate floor and radiator.

### First Floor Landing

There are two large storage cupboards, one housing the gas central heating boiler, access to the loft and doors to:

### Bedroom 1

12'1 x 9'9 approx (3.68m x 2.97m approx)

UPVC double glazed window to the front, radiator, and built-in wardrobes.

### Bedroom 2

10'2 x 11'3 approx (3.10m x 3.43m approx)

UPVC double glazed window to the front, built-in wardrobes and a radiator.

### Bedroom 3

7'7 x 8'8 approx (2.31m x 2.64m approx)

UPVC double glazed window to the rear and a radiator.

### Bathroom

A white three piece suite comprising of an L shaped bath with shower from the mains with a waterfall shower head and a hand held shower, low flush w.c., wash hand basin with cupboard under, splashbacks, tiled floor, UPVC double glazed window to the rear, spotlights and chrome heated towel rail.

### Outside

As previously mentioned there is a communal garden area and a path to the front entrance door with borders having flowers. There is a gate at the side providing storage for a bin area and a second gate leading to the garden. Immediate to the property there is a patio area which leads to the lawn that has a path to the bottom of the garden, surrounded by borders full of mature shrubs and flowers. The garden is privately enclosed with fenced boundaries. There is a garden shed with electric, a brick store and there are power points and an outside tap.

### Council Tax

South Derbyshire Council Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.