



The Pinfold,  
Thulston, Derbyshire  
DE72 3FD

**£420,000 Freehold**



THIS IS A FOUR BEDROOM PROPERTY SITUATED TOWARDS THE HEAD OF A QUIET CUL-DE-SAC IN THIS SOUGHT AFTER VILLAGE LOCATION.

Located on The Pinfold which is a cul-de-sac within Thulston village this detached property provides an ideal family home which is accessible to Derby, Nottingham and other East Midlands towns and cities with an excellent road network which also connects to the M1, A42 and A50.

The property stands on a good size plot with the main gardens being at the front and these are screened to all the boundaries, there is a detached brick garage and a further garden to the rear. For the size of the accommodation to be appreciated, we recommend interested parties do take a full inspection which will enable them to see all that is included in the property for themselves.

The property is constructed of brick to the external elevation under a pitched tiled roof and the accommodation included derives the benefits of gas central heating and double glazing. Being entered through a composite front door, the accommodation includes a reception hall with a ground floor w.c. off, there is a large L shaped lounge/sitting room which could include a dining area if this was preferred, with this room having double glazed patio doors leading out to the main garden area at the front of the house. The dining kitchen has been recently re-fitted with Shaker style units and oak work surfaces and to the first floor the landing leads to four good size bedrooms and the bathroom which has a shower over the bath but as people will see when they visit the property would now benefit from being updated. Outside there is the detached brick garage and private gardens to the front and rear.

As previously mentioned Thulston is within easy reach of shopping and other facilities provided by Borrowash, Castle Donington, Long Eaton as well as at The Wyvern shopping centre at Pride Park and other suburbs around Derby, there are excellent schools for all ages only a short drive away, healthcare and sports facilities which includes several local golf courses, walks in the surrounding picturesque countryside and at Elvaston Castle, which is just across the road, and as previously mentioned the transport links include J24 of the M1 which connects to the A42, the A50 close by, there is the East Midlands Airport, East Midlands Parkway and Derby Station and the network of main roads provide good access to Derby, Nottingham, Leicester, Loughborough and other East Midlands towns and cities with the West Midlands also being within easy reach.



## Porch

Open porch with a composite front door which has two inset opaque glazed panels and an opaque glazed side panel leading to:

## Reception Hall

Stairs with cupboard under leading to the first floor, window to the front, laminate flooring, radiator and door to:

## Ground Floor w.c.

Low flush w.c. and a hand basin with a cupboard under and tiling to the wall behind and an opaque double glazed window.

## Lounge/Sitting Room

20'2 x 19'2 reducing to 11'2 approx (6.15m x 5.84m reducing to 3.40m approx)

This large L shaped main reception room has double glazed patio doors leading out to the main garden at the front and two double glazed windows to the rear, feature Adam style fireplace with a cast iron inset and hearth, cornice to the wall and ceiling and two radiators.

## Breakfast Kitchen

18'9 x 10'9 approx (5.72m x 3.28m approx)

The kitchen has been recently re-fitted and has Shaker style units with oak work surfaces and includes a double Belfast sink with a mixer tap and a four ring induction hob set in a work surface which extends to two sides and has ranges of cupboards, drawers, a wine rack, two ovens, an integrated dishwasher and a pull out recycle bin cupboard beneath, central island with an oak work surface, seating for two people and cupboards, drawers and a wine rack below, matching eye level wall cupboards and display cabinets, hood and back plate to the cooking area, housing for a large American style fridge/freezer with a cupboard over, new boiler housed in an upright matching cupboard, two feature vertical radiators, fitted seating to the dining area, tiling to the walls by the work surface areas, double glazed windows to two sides and the rear, half opaque double glazed door leading out to the side, door with two inset glazed panels leading into the hall, wooden flooring and recessed lighting to the ceiling.

## First Floor Landing

The balustrade is continues from the stairs onto the landing, double glazed window to the front and doors to:

## Bedroom 1

15'5 reducing to 12'8 x 10'10 approx (4.70m reducing to 3.86m x 3.30m approx)

Double glazed window to the rear and a radiator.

## Bedroom 2

12' x 9'10 approx (3.66m x 3.00m approx)

Double glazed window to the front, radiator, cornice to the wall and ceiling and fitted wardrobes with sliding doors.

## Bedroom 3

11'10 x 9'9 approx (3.61m x 2.97m approx)

Double glazed window to the rear and a radiator.

## Bedroom 4

9'8 x 6'9 approx (2.95m x 2.06m approx)

Double glazed window to the rear and a radiator.

## Bathroom

The bathroom has an original coloured suite white includes a panelled bath with chrome hand rails and mains flow shower over, tiling to three walls and glazed shelving to one end of the bath, hand basin set in a surface with tiled splashback and cupboard under, low flush w.c., ladder heated towel radiator, opaque double glazed window, electric shaver point, airing/storage cupboard and recessed lighting to the ceiling.

## Outside

The main garden is situated to the front of the house where there is a block paved driveway in front of the garage and a gate leads into the garden with a path taking you to the front door. In front of the house there is a Presscrete style patio and a pathway leading behind the garage and down the side of the property to the rear. The front garden is mainly lawned with borders to the sides and there is a fence to the front and left hand boundary and natural screening on a trellis to the right hand side. There is an outside light provided at the front of the house.

At the rear of the property there is a slabbed pathway running down the side of the house with a path with pebbled beds to the sides leading to the lawn which has beds to the sides and a raised bed with coniferous hedging running across the rear boundary. The garden is kept private by having fencing to the left and brickwork and fencing to the right hand side. There is an outside water supply and external lighting provided.

## Garage

17' x 16' approx (5.18m x 4.88m approx)

The brick built garage has an up and over door to the front, personal door to the rear, two windows to the side, power and lighting.

## Council Tax

Band E - £2392





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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