

Hoveton Close

Shelton Lock, Derby, DE24 9QH

John 
German





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£270,000

This stunning modern home has been comprehensively refurbished and is beautifully presented throughout. The layout is highly flexible with spacious ground floor living spaces as well as three double bedrooms all set on a great plot which has been landscaped with no expense spared.

Access to the property is via a covered entrance to the side, formally a carport and repurposed to make a great space for storage and for coats and boots. Double doors open through to the rear garden with the main entrance door leading into the house.

The entrance hall has stairs rising to the first floor, a door leading off to the kitchen and the rear reception rooms. Also located off the hallway is a very useful laundry room with plumbing for a washing machine. The room was previously a ground floor WC and the plumbing is still in place to reinstate if desired.

The kitchen is fitted with a full range of base and eye level units with quartz worksurfaces, inset sink unit with tiled splashbacks, built-in double oven with hob and extractor hood over plus space for a dishwasher. There is a built-in pantry cupboard with space for a fridge freezer and storage shelving.

The main living spaces are located at the rear of the property with a stunning open plan living/dining room. The dining area features French doors that open out onto the rear patio, the living area has a modern feature fireplace with a living flame effect electric fire. A second set of French doors open into a glass roofed conservatory with doors out onto the rear garden and central heating.

On the first floor a central landing has doors leading off to three double bedrooms and a bathroom that is beautifully styled with extensive tiling and fitted with a low flush WC, wall mounted wash basin and a panelled bath with a shower over featuring a rain shower head and hand shower attachment.

Outside the property is set on a corner plot set well back from the road behind a double width four car driveway. The front garden is laid to lawn with a laurel boundary and gated access to the side and rear gardens. To the side of the property is a large storage shed and a well kept lawn with raised beds leading onto a summerhouse and a separate garden cabin with power connected. The garden wraps around to the rear of the property where there is an extensive paved patio area featuring a fantastic oak framed gazebo. Finally there is even more storage provided this time by way of a concrete sectional outbuilding which would make a great workshop or home hobby space.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

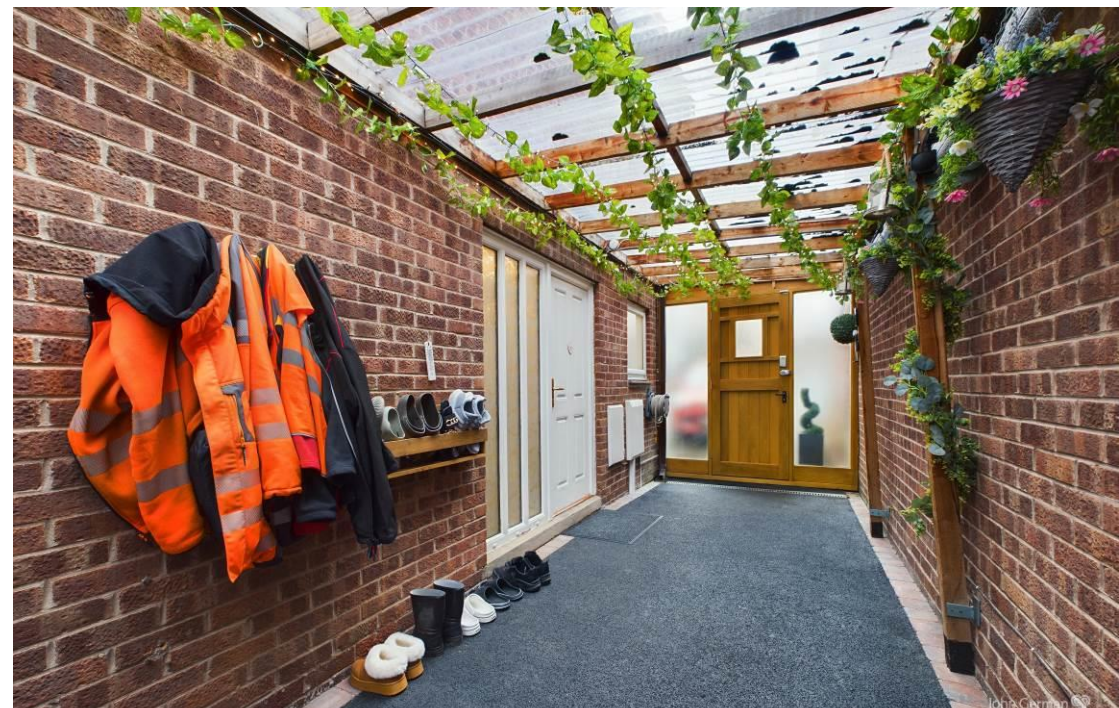
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band C

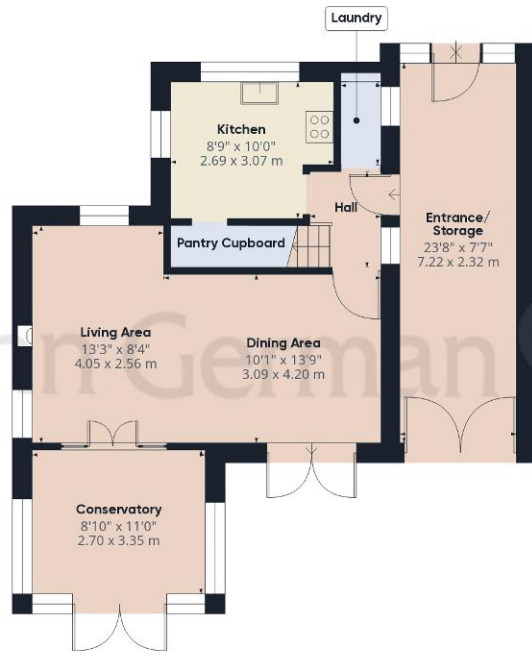
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/11122024

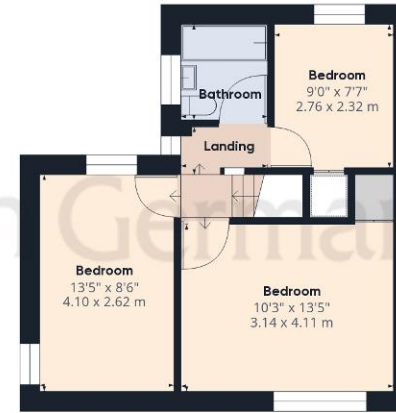
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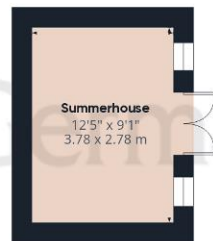




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1178.97 ft²

109.53 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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