



FEATURES

- For sale by private treaty
- 3 bedroom semi-detached house
- Well-maintained enclosed rear garden
- Parking space to the front
- Freehold
- Asking price £280,000
- Beautiful rear views over open fields
- Excellent transport links
- Village green location
- May suit investor or owner occupier

Asking Price: £280,000

3 bedroom semi-detached house

35 Grove Close
Thulston, Derbyshire
DE72 3EY

OVERVIEW

For sale by private treaty, a 3 bedroom semi-detached house sold with vacant possession and no chain.

This beautifully presented home offers spacious and versatile accommodation across two floors.

The ground floor features a welcoming entrance hall, modern dining kitchen with direct access to the rear garden, a practical utility room, a generous lounge that opens into a bright conservatory, and a convenient ground floor WC.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with built-in wardrobes, and a contemporary bathroom. The property also benefits from ample storage throughout, gas central heating, and double glazing.

Externally, the home enjoys a private and attractively landscaped rear garden with patio, lawn, mature borders, and useful outbuildings with power.

For Sale by Private Treaty

Floor Area

Total floor area: 82 m2 / 882 ft2
(taken from EPC)

Council Tax

The property is rated within council tax band B.

EPC

The property is rated within band C and expires on the 11th of April 2032 <https://find-energy-certificate.service.gov.uk/energy-certificate/0180-2362-2043-2392-3295>

Broadband Checker

<https://www.broadband.co.uk/checker/>

Tenure

Freehold

Viewings

Please contact John Pye Property by email at property@johnpye.co.uk or on 0115 9706060.

Disclaimer: John Pye Surveyors Limited trading as John Pye Property, a company incorporated and registered in England and Wales. Head and Registered Office: James Shipstone House, Radford Road, New Basford, Nottingham, NG7 7EA (Company Number: 15817491). John Pye Property for itself and for the vendors or lessors of this property, whose agent they are, give notice that: 1. The particulars have been prepared and issued in good faith and are set out as a general outline only for the guidance of intending purchasers and lessees and do not constitute part of that offer, contract or warranty. 2. Any information should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Any purchasers or lessees should satisfy themselves by inspection or otherwise as to the correctness of all the information or suitability of the property. 3. Any areas, measurements, floor plans or distances given are approximate only. 4. John Pye Property have not made and investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. It is the responsibility of the purchaser to make its own enquiries. 5. None of the buildings services or service installations have been tested and are not warranted to be in working order. 6. All prices and rentals are quoted exclusive of VAT. 7. Copyright in these particulars vests in John Pye Property. 8. John Pye Property nor any of their employees have and authority to make or give representation or warranty whatsoever in relation to the property.