

# Fletcher & Company

3 Sandal Close, Boulton Moor, Derby, DE24 5BX

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Offers Around £475,000

Freehold

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- Stylish 2018 Built Family Detached Home
- Cul-de-Sac Location on the Edge of the Development
- Spacious Lounge
- Superb Living Kitchen/Dining/Family Room
- Utility Room & Cloakroom
- Five Bedrooms & Three Bathrooms
- Landscaped Gardens
- Double Width Driveway for Three Vehicles
- Double Garage
- Beautifully Presented Throughout





## Summary

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This stylish detached family home, built in 2018, offers a perfect blend of modern living and comfort. The property boasts five bedrooms and three bathroom, making it ideal for families seeking ample space.

Upon entering, you are greeted by a superb living kitchen/dining/family room, designed to be the heart of the home. This open-plan area is perfect for entertaining guests or enjoying family meals, with plenty of natural light flooding in through large windows. The layout promotes a warm and inviting atmosphere, ensuring that every gathering is memorable.

Outside, the landscaped gardens offer a delightful space for outdoor activities and relaxation. The double-width driveway accommodates up to three vehicles and leads to a double garage.

Situated on the edge of the development, this home enjoys a peaceful setting while still being conveniently located near local amenities.

# F&C

### **The Location**

Boulton Moor is located close to Alvaston/Elvaston and Chellaston and offers easy access to the Derby Ring Road and A50 and A38 trunk road, which in turn leads to the main M1 motorway network and East Midlands Airport. Alvaston has a good range of local schools and shopping facilities available close by and Derby City centre is also easily accessed by car or the regular bus services locally and offers a wider range of shopping facilities including the noted modern shopping centre, with its major retail outlets and state of the art cinema. The nearby Elvaston Castle & Country Park provides delightful scenery and walks.

### **Accommodation**

#### **Ground Floor**

##### **Storm Porch**

With outside light and entrance door opening into entrance hall.

##### **Entrance Hall**

20'0" x 4'2" (6.11 x 1.28)

With large inset doormat, deep skirting boards and architraves, high ceiling, spotlights to ceiling, radiator, integral door giving access to double garage and staircase leading to first floor.

##### **Cloakroom**

5'2" x 3'1" (1.60 x 0.94)

With low level WC, pedestal wash handbasin, radiator, tile splashbacks, tiled effect flooring, extractor fan and internal panelled door with chrome fittings.

### Lounge

16'0" x 12'1" (4.88 x 3.69)

With decorative panelling to walls, herringbone style flooring, deep skirting boards and architraves, high ceiling, radiator, double glazed window to front with fitted blind and internal panelled door with chrome fittings.



### Living Kitchen/Dining/Family Room

35'8" x 12'4" (10.89 x 3.77)



### Family Area

With deep skirting boards and architraves, high ceiling, radiator, open space leading to dining and kitchen area, attractive wood effect flooring and double glazed French doors opening onto rear garden.



### Dining Area

With matching attractive wood effect flooring, open space leading to family area, open space leading to kitchen area, deep skirting boards and architraves, internal panelled door with chrome fittings and double glazed French doors opening onto rear garden.



### Kitchen Area

With inset one and a half stainless steel sink unit with chrome mixer tap, wall and base fitted units with attractive matching quartz work tops, built-in four ring gas hob with built-in double electric fan assisted oven, extractor hood, integrated fridge/freezer, integrated dishwasher, continuation of the quartz worktops forming a useful breakfast bar area, deep skirting boards and architraves, high ceiling, spotlights to ceiling, attractive panelling to walls, matching attractive wood effect flooring, double glazed window overlooking rear garden with fitted blind, concealed central heating boiler, internal panelled door with chrome fittings opening into utility room and open space leading to dining and family areas.



### Utility Room

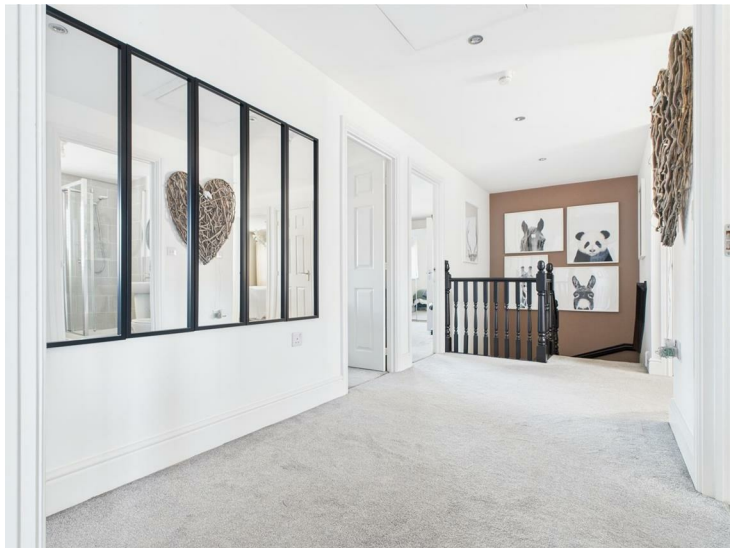
6'4" x 5'6" (1.95 x 1.69)

With matching quartz worktops, fitted base cupboard underneath, plumbing for automatic washing machine, space for tumble dryer, attractive wood effect flooring, radiator, deep skirting boards and architraves, high ceiling, spotlights to ceiling, fitted shelving, extractor fan and half glazed door giving access to the side of the property which in turn leads to the front and rear of the property.

### Spacious First Floor Landing

13'11" x 6'5" (4.26 x 1.98)

With built-in cupboard housing the hot water cylinder, built-in storage cupboard providing storage, spotlights to ceiling, attractive balustrade, access to roof space and double glazed window to front with fitted blind.



### Bedroom One

16'3" x 12'2" (4.97 x 3.72)

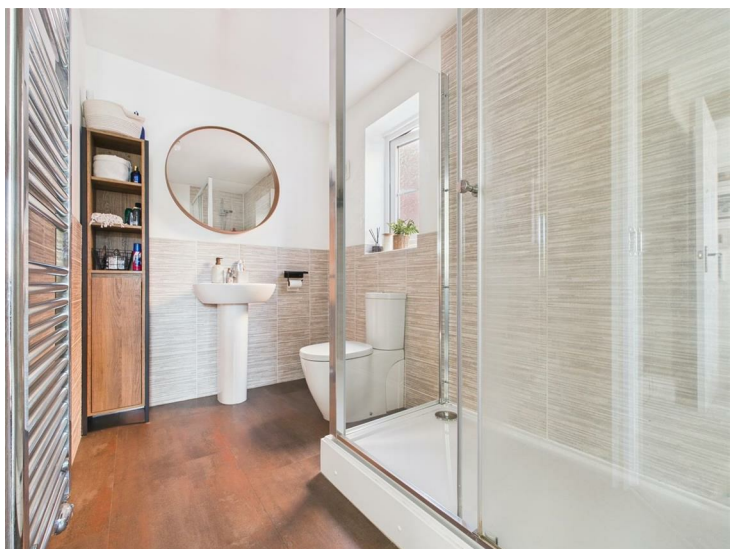
With radiator, double glazed window with fitted blind with aspect to front and internal panelled door with chrome fittings.



### En-Suite

8'11" x 5'7" (2.73 x 1.72)

With double shower cubicle with shower, pedestal wash handbasin, low level WC, tile splashbacks, tiled effect flooring, large heated chrome towel rail/radiator, extractor fan, double glazed obscure window and internal panelled door with chrome fittings.



### Bedroom Two

15'6" x 9'5" (4.74 x 2.88)

With radiator, double glazed window with fitted blind with aspect to rear and internal panelled door with chrome fittings.



### En-Suite

5'9" x 5'6" (1.76 x 1.70)

With separate shower cubicle with chrome shower, pedestal wash handbasin, low level WC, tile splashbacks, tiled effect flooring, radiator, extractor fan, double glazed obscure window and internal panelled door with chrome fittings.



### Bedroom Three

12'8" x 9'1" (3.87 x 2.77)

With radiator, double glazed window with fitted blind to rear and internal panelled door with chrome fittings.



#### **Bedroom Four**

11'1" x 9'1" (3.38 x 2.77)

With radiator, double glazed window with fitted blind with aspect to front and internal panelled door with chrome fittings.



#### **Bedroom Five/Study**

9'11" x 9'4" (3.03 x 2.85)

With radiator, double glazed window to rear with fitted blind and internal panelled door with chrome fittings.



#### **Family Bathroom**

8'5" x 7'8" (2.57 x 2.36)

With bath with chrome fittings, pedestal wash handbasin with chrome fittings, low level WC, separate shower cubicle with chrome fittings including shower, tile splashbacks, tiled effect flooring, radiator, extractor fan, double glazed obscure window to front with fitted blind and internal panelled door with chrome fittings.



#### **Front Garden**

The property is set back behind the block paved pavement with a low maintenance fore-garden consisting of plum slate chippings, shrubs and plants. Side access gate with pathway leading to rear garden.

### **Rear Garden**

The property enjoys a pleasant, enclosed, landscaped, rear garden enjoying shaped lawns, two sun patios providing a pleasant sitting out entertaining space and bespoke pergola. Garden shed. The property is fully enclosed by fencing with side access gate.



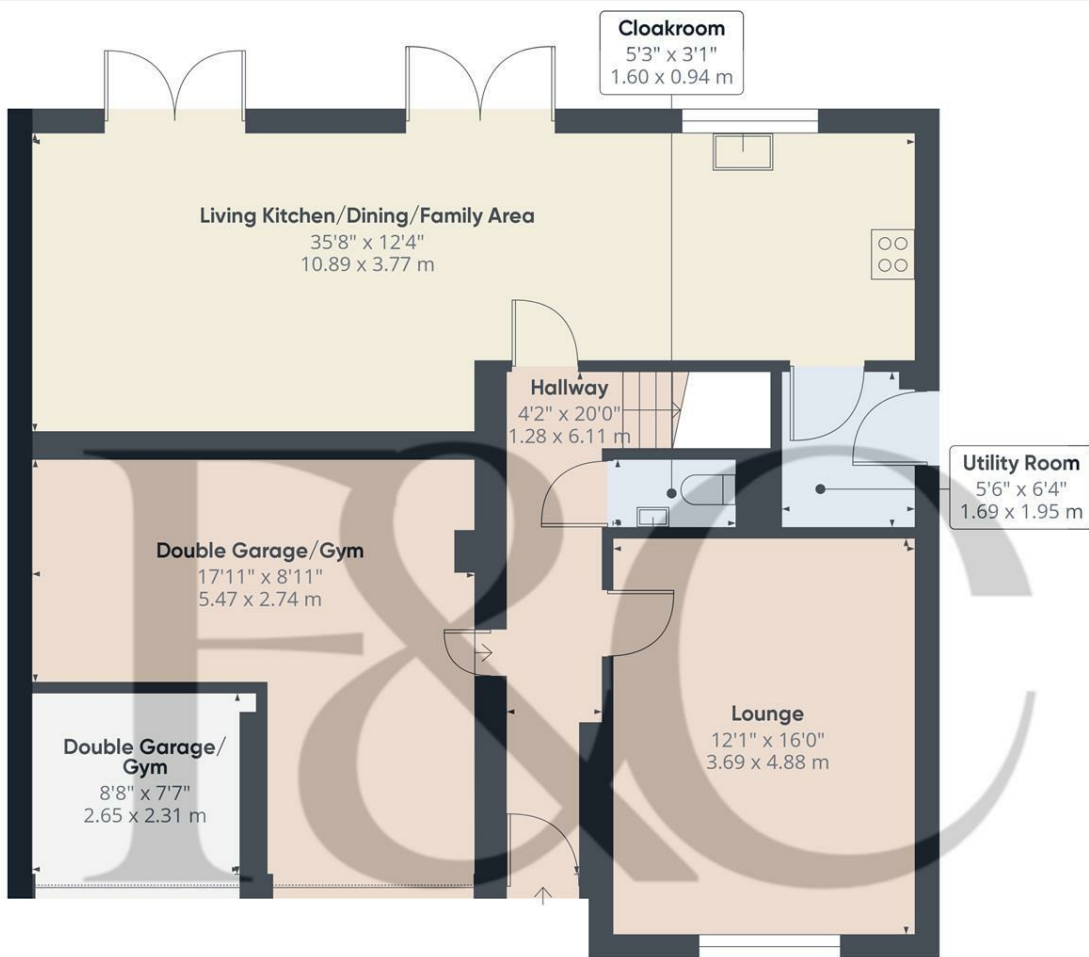
### **Driveway**

A double width tarmac driveway provides car standing spaces for three cars.

### **Double Garage/Gym**

With power, lighting, integral door giving access to property and two up and over front doors.

### **Council Tax Band F**



Floor 0

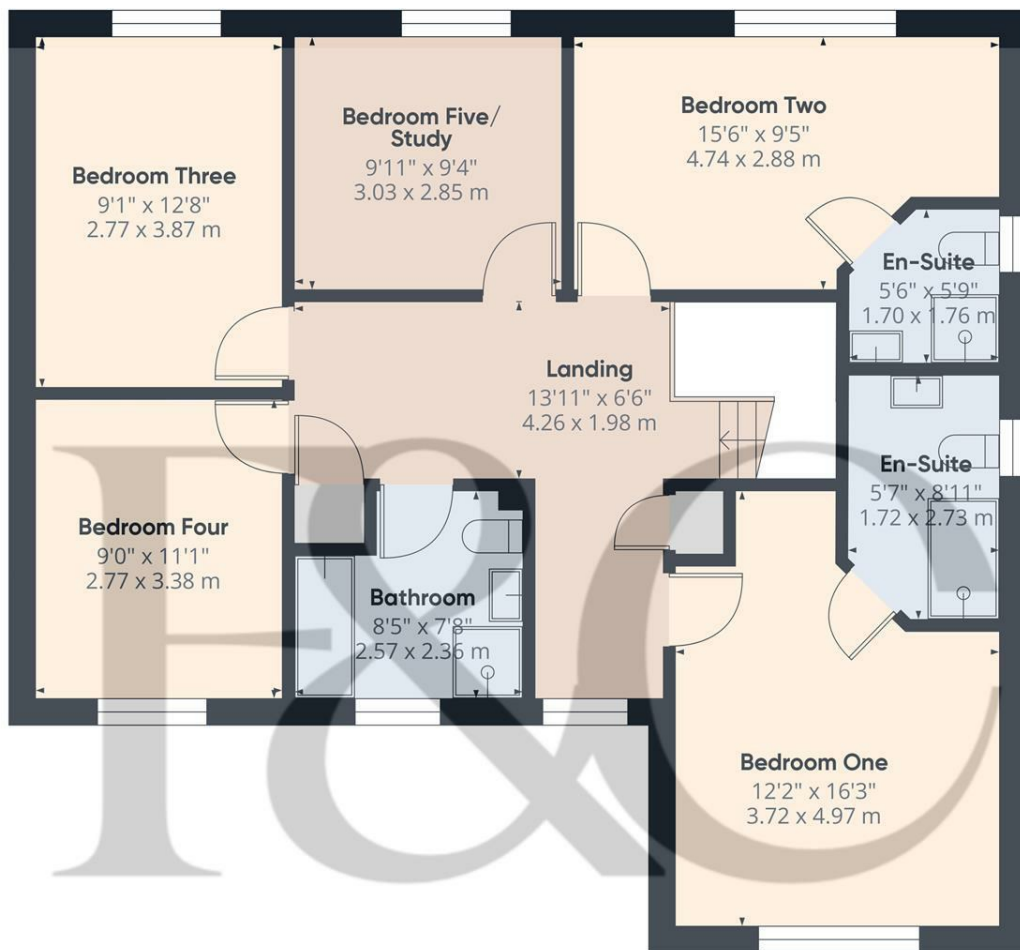
**Approximate total area<sup>®</sup>**  
1038.61 ft<sup>2</sup>  
96.49 m<sup>2</sup>

(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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Floor 1

**Approximate total area<sup>®</sup>**  
880.93 ft<sup>2</sup>  
81.84 m<sup>2</sup>

(1) Excluding balconies and terraces


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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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Council Tax Band: F  
Tenure: Freehold

