

# Fletcher & Company

4 Worcester Lane, Boulton Moor, Derby, DE24 5DJ

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Offers In Excess Of £300,000

Freehold

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- NHBC Remaining
- Superbly Presented Throughout
- Entrance Hall
- Lounge
- Open Plan Dining Kitchen with Utility & Fitted Guest Cloakroom off
- Principle Bedroom with En-Suite Shower Room
- Two Further Good Sized Bedrooms & Bathroom
- Driveway for Two/Three Cars
- Single Garage
- Private Mainly Walled Garden with Lawn & Patio





## Summary

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A recently constructed, modern, three bedroom detached residence occupying a popular convenient location in Boulton Moor within Derby.

This is a modern, detached residence occupying a convenient location on the outskirts of the development close to Snellsmoor Lane. The property benefits from gas central heating and double glazing with entrance hall, fitted guest cloakroom, lounge with French doors to garden, open plan dining kitchen with integrated appliances, quartz worksurfaces and separate utility off. The first floor landing leads to a principle bedroom with en-suite shower room, two further bedrooms and a bathroom.

The property occupies a pleasant corner plot with garden to side which is mainly walled and offers a high degree of privacy and features a patio area with lawn. To the rear of the property is a tandem driveway providing off-road parking and access to a single garage.

# F&C



## The Location

The property's location allows for easy access to amenities in neighbouring Elvaston and Chellaston with a varied selection of shops and facilities including schooling. The property is also a short distance from beautiful Elvaston Castle and Country Park, offering some delightfully walks. The property is also convenient for the A50 which links to the M1 and East Midlands airport.

## Accommodation

### Ground Floor

#### Entrance Hall

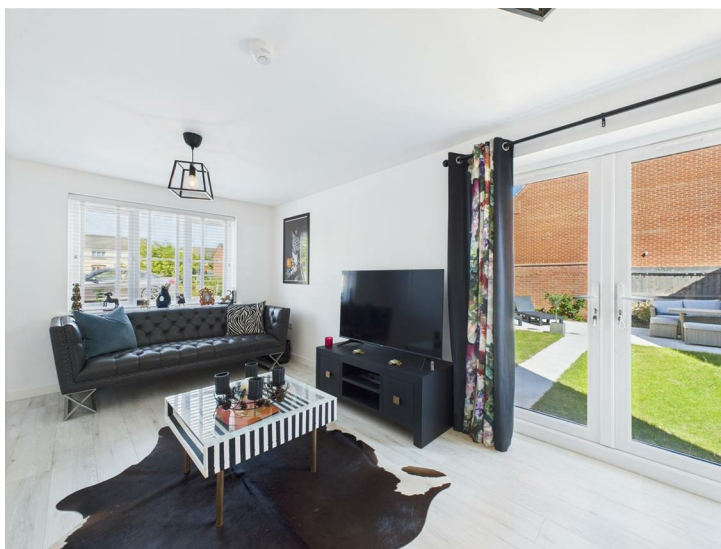
5'10" x 5'9" (1.78 x 1.77)

A panelled and double glazed entrance door provides access to hallway with central heating radiator and staircase to first floor.

#### Lounge

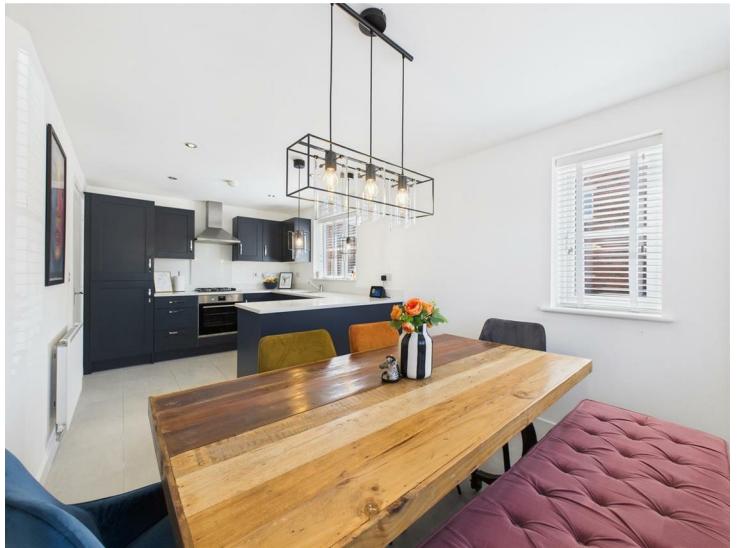
18'4" x 10'2" (5.59 x 3.12)

Large and spacious lounge with central heating radiator, TV and phone point, wood effect flooring and double glazed window to front with matching French doors to garden.



## Open Plan Dining Kitchen

18'3" x 9'2" (5.57 x 2.81)



## Spacious Dining Area

Comprising two central heating radiators, useful storage cupboard, tile flooring and double glazed windows to front and side.



### **Kitchen Area**

Comprising quartz preparation surfaces with matching upstands, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with quartz splashback, extractor hood over and built-in oven beneath, integrated fridge freezer and dishwasher, central heating radiator, recessed ceiling spotlighting and double glazed window to side.



### **Utility**

6'2" x 5'2" (1.89 x 1.58)

Having further quartz worktops with matching upstands, fitted base cupboard, integrated washer dryer, wall mounted gas fired boiler, central heating radiator and double glazed door to rear.



### **Fitted Guest Cloakroom**

4'8" x 3'1" (1.43 x 0.94)

Appointed with a low flush WC, pedestal wash handbasin and central heating radiator.

### **First Floor Landing**

6'3" x 3'1" (1.93 x 0.96)

A semi-galleried landing with feature balustrade, central heating radiator, access to loft space, further storage cupboard and double glazed window to rear.

### Principle Bedroom

18'5" x 10'5" (5.62 x 3.20)

Being spacious light and airy, having a central heating radiator and double glazed window to front.



### En-Suite Shower Room

7'10" x 3'11" (2.40 x 1.20)

Appointed with a low flush WC, pedestal wash handbasin, double shower cubicle, central heating radiator and double glazed window to side.





### **Bedroom Two**

10'6" x 8'4" (3.22 x 2.56)

With central heating radiator and double glazed windows to front and side.



### **Bedroom Three**

8'11" x 7'8" (2.73 x 2.35)

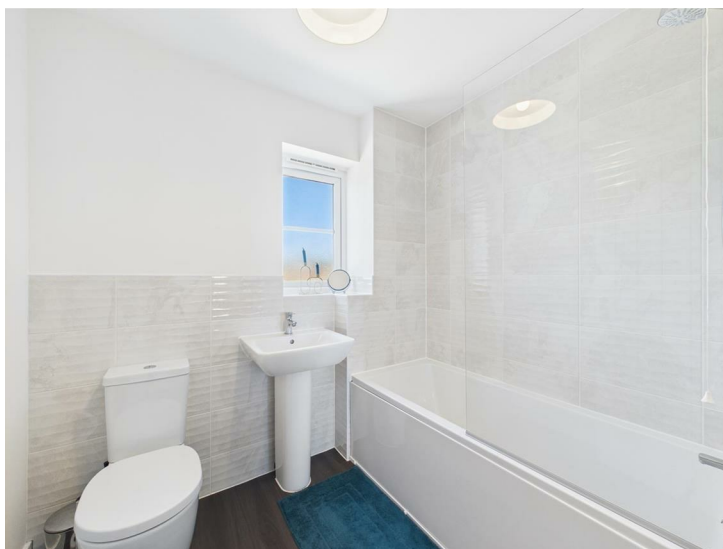
Having a central heating radiator and double glazed window to side.



### **Bathroom**

7'1" x 6'1" (2.17 x 1.87)

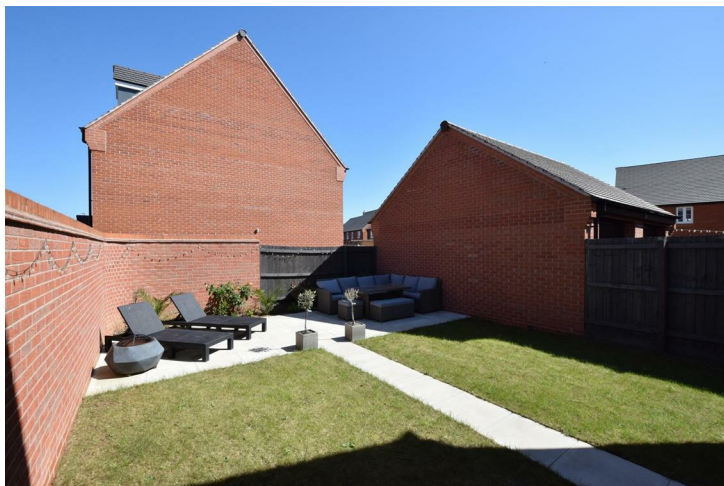
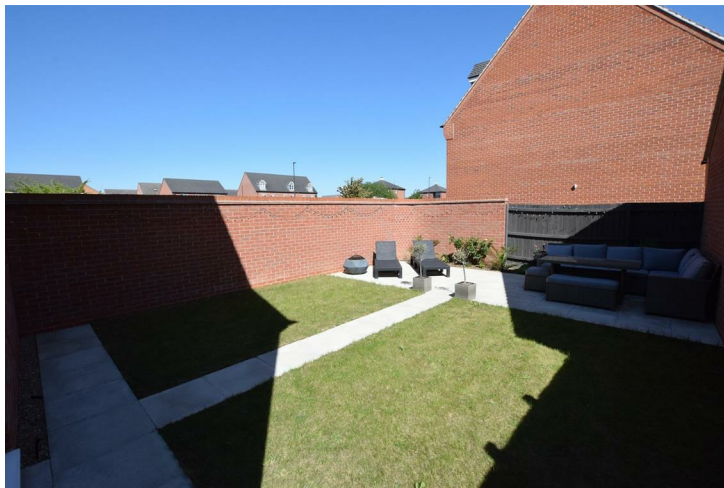
Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with Mira shower over, central heating radiator and double glazed window to front.



## Outside

The main garden is to the side of the property and is mainly walled and features extended pathway leading to patio allowing for outdoor dining and entertaining, herbaceous borders containing plants and shrubs, two lawn sections and access to rear through a gate.

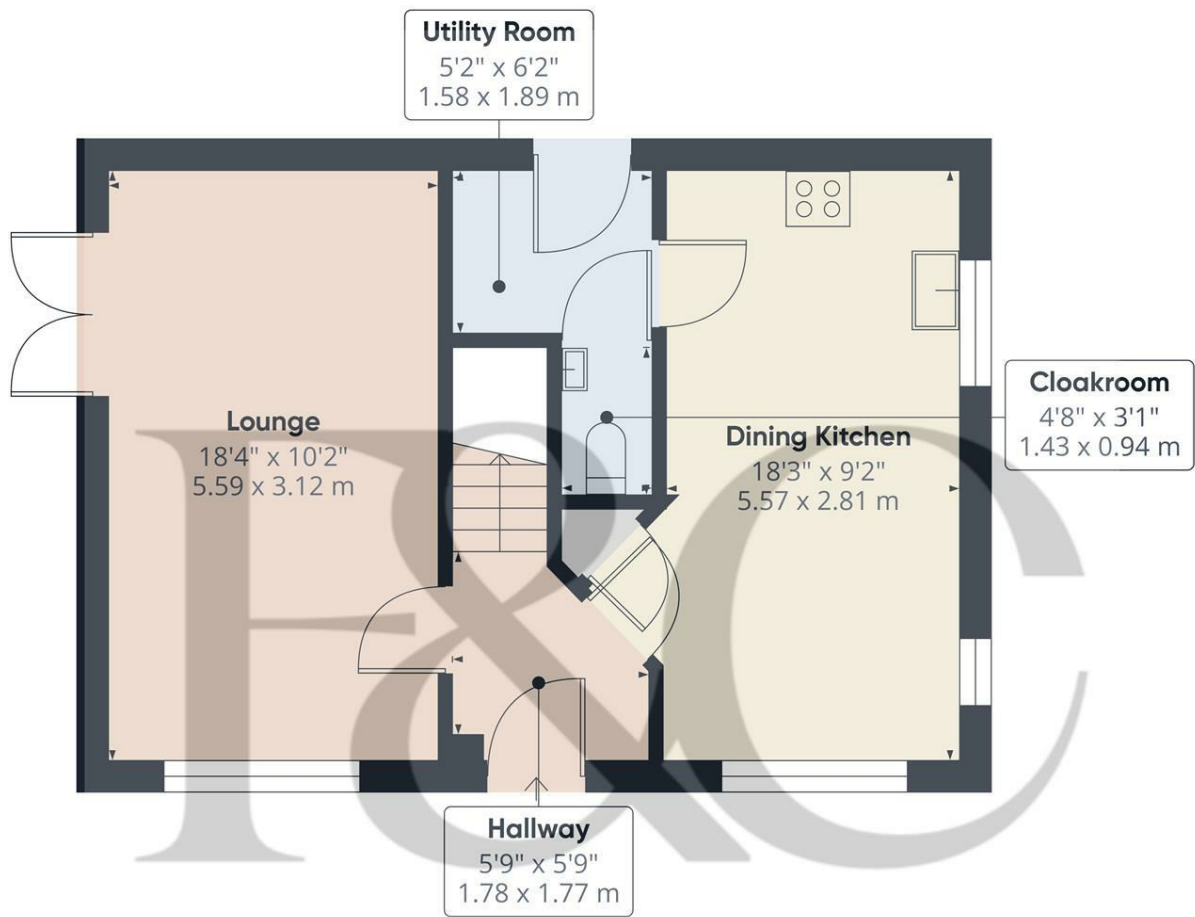
The property occupies a prominent corner position with driveway to rear, providing off-road parking for two/three vehicles and access to a single garage.



## Council Tax Band D







Floor 0

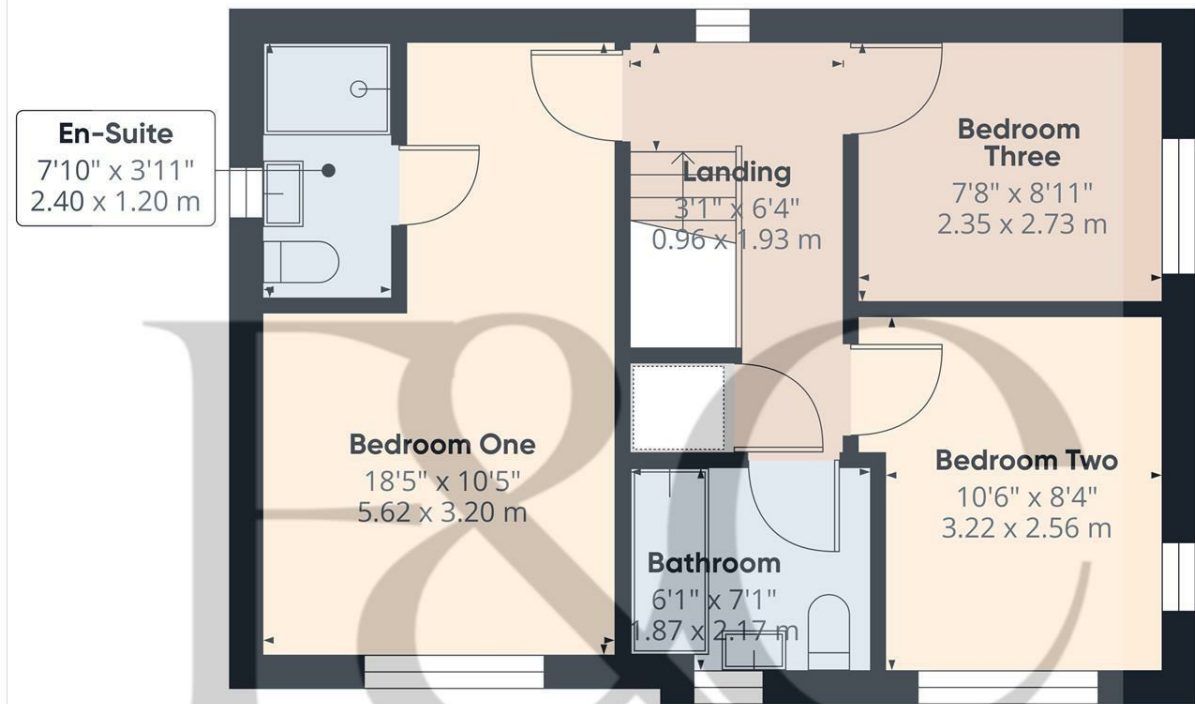
Approximate total area<sup>m</sup>  
480 ft<sup>2</sup>  
44.6 m<sup>2</sup>

(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>m</sup>  
440 ft<sup>2</sup>  
40.9 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>94</b>
(81-91) <b>B</b>	<b>83</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 	

### Duffield Office

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Council Tax Band: D  
Tenure: Freehold

