



**Barnard Drive, Boulton Moor Derby DE24 5BU**

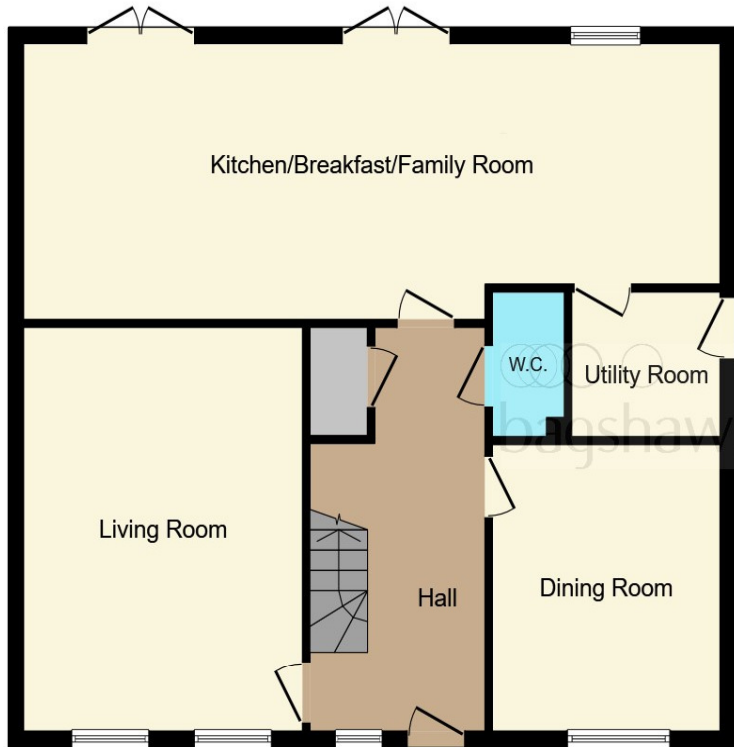


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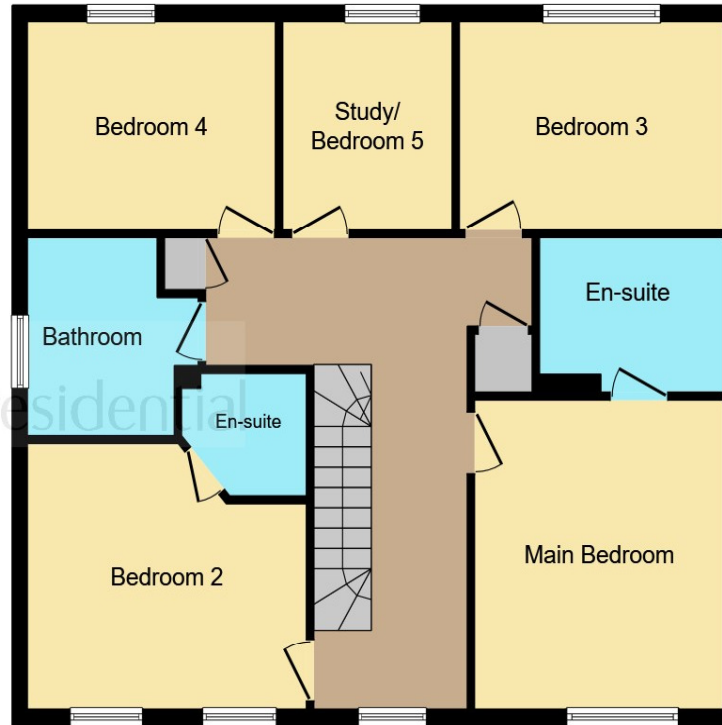
**Barnard Drive, Boulton Moor Derby**

Nestled in the heart of Boulton Moor, this five-bedroom property offers the perfect blend of convenience and community, with local shops, schools, and parks all within easy reach, making it an ideal haven for families and first-time buyers alike.





**Ground Floor**



**First Floor**

**Living Room**

17' 2" x 12' 7" ( 5.23m x 3.84m )

**Dining Room**

12' 2" x 10' 4" ( 3.71m x 3.15m )

**Downstairs Wc**

6' 1" x 3' 3" ( 1.85m x 0.99m )

**Living Kitchen Diner**

31' 7" x 11' 7" ( 9.63m x 3.53m )

**Utility Room**

6' 8" x 6' 1" ( 2.03m x 1.85m )

**Bedroom One**

13' x 9' 6" ( 3.96m x 2.90m )

**Bedroom One Ensuite**

6' 8" x 9' 2" ( 2.03m x 2.79m )

**Bedroom Two**

12' x 9' 1" ( 3.66m x 2.77m )

**Bedroom Two Ensuite**

5' 5" x 5' 7" ( 1.65m x 1.70m )

**Bedroom Three**

9' 3" x 7' 11" ( 2.82m x 2.41m )

**Bedroom Four**

11' 4" x 9' 2" ( 3.45m x 2.79m )

**Bedroom Five/ Home Study**

9' 1" x 7' 7" ( 2.77m x 2.31m )

**Bathroom**

8' 4" x 7' 9" ( 2.54m x 2.36m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Barnard Drive, Boulton Moor Derby

- Five Bedroom Detached Property
- Fifth Bedroom/ Home Study
- Ensuites
- Downstairs Wc
- Utility Room

Tenure: Freehold EPC Rating: B

**£595,000**

This impressive five-bedroom detached property is situated in the heart of Boulton Moor, close to local shops, schools, and parks making it an ideal choice for families or first-time buyers looking for a forever home in Boulton Moor. Upon entry, find the spacious entrance hallway with stairs leading to the upper floor, and doors to the front living room, dining room, downstairs WC, and living/kitchen/diner.

The front living room is bright and airy with a large window to the front, while the dining room is spacious to accommodate a large dining table. The expansive living/kitchen/diner boasts a modern kitchen area with integrated appliances, a breakfast bar, and tiled flooring. The room is flooded with natural light from the window overlooking the rear garden and two sets of doors leading out to the rear. A utility room is also located off this room, with a washing machine, dryer space, integrated sink, and housed boiler.

Upstairs, the landing leads to four bedrooms and a fifth possible bedroom or home office, all of which are carpeted and four feature fitted wardrobes. The master bedroom and bedroom two boast modern en-suite bathrooms, while the family-sized bathroom on this floor features a walk-in shower cubicle.

Outside, the rear garden is a tranquil oasis, complete with a patio area, lawn, and a greenhouse. To the front, a large driveway and double garage provide ample parking and storage space



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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