

Mill Hill, Boulton Moor Derby DE24 5AF

bagshaws residential

welcome to

Mill Hill, Boulton Moor Derby

Spacious four-bed detached home in sought-after Boulton Moor. Features a large driveway, sunroom, open-plan kitchen diner, and en suite to master. Low-maintenance suntrap garden, garage, and great family living space with huge potential.















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

Living Room

20' 6" MAX x 10' 9" MAX (6.25m MAX x 3.28m MAX)

Dining Room

12' 3" MAX x 9' 4" MAX (3.73m MAX x 2.84m MAX)

Kitchen

16' 6" MAX x 11' 6" MAX (5.03m MAX x 3.51m MAX)

Utility

7' 8" MAX x 5' 1" MAX (2.34m MAX x 1.55m MAX)

Family Room

15' 5" MAX x 9' 1" MAX (4.70m MAX x 2.77m MAX)

Garage

17' 7" MAX x 8' 2" MAX (5.36m MAX x 2.49m MAX)

Bedroom 1

12' 1" MAX x 11' 2" MAX (3.68m MAX x 3.40m MAX)

En Suite

6' 7" MAX x 5' 5" MAX (2.01m MAX x 1.65m MAX)

Bedroom 2

11' 5" MAX x 10' 8" MAX (3.48m MAX x 3.25m MAX)

Bedroom 3

8' 7" MAX x 6' 6" MAX (2.62m MAX x 1.98m MAX)

welcome to

Mill Hill, Boulton Moor Derby

- Four-bedroom detached family home
- Large driveway with garage
- Spacious lounge and open-plan dining room
- Recently added family room
- Modern kitchen diner with utility

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

£335,000

Located on the popular Mill Hill in Boulton Moor, this spacious four-bedroom detached home offers the ideal setting for family life. Set back with a large driveway and garage, the property welcomes you into a bright hallway with a handy downstairs W.C. To the right, a generous front-facing lounge flows seamlessly into the open-plan dining area, which in turn leads to a beautifully built family room, perfect for relaxing or entertaining year-round.

The kitchen diner sits at the rear of the home, complete with ample workspace, modern fittings, and a separate utility room. Upstairs, the master bedroom benefits from an en suite and front aspect views. A second double bedroom is located to the rear, with two additional bedrooms offering flexibility for a home office or nursery. A modern three-piece bathroom serves the remaining rooms.

Outside, the low-maintenance rear garden is a real suntrap - ideal for family gatherings or unwinding in peace. The property also includes a large garage and further off-street parking.

Boulton Moor is a sought-after residential location, perfect for families thanks to its proximity to local schools, parks, and excellent transport links. With easy access to Derby city centre and major road networks, it's a great base for both commuting and enjoying local amenities.







Google Map data @2025

Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY120587



Property Ref: DBY120587 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

01332 361308

bagshaws residential



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



bagshawsresidential.co.uk

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.