



**Mill Hill, Boulton Moor Derby DE24 5AF**



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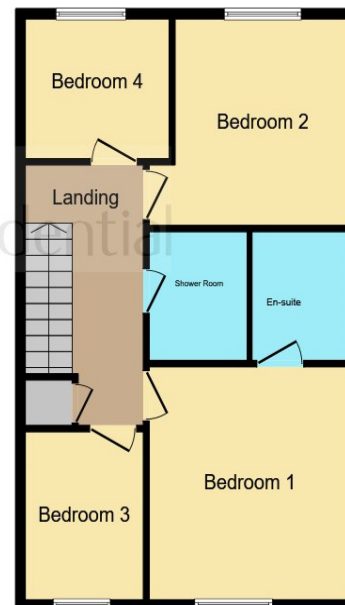
**Mill Hill, Boulton Moor Derby**

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.





**Ground Floor**



**First Floor**

### **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 )

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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## **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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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