



Sevenlands Drive  
Boulton Moor Derby





### Property Description

\* NO CHAIN \* Hall & Benson are delighted to bring to market this wonderfully presented bay fronted, four-bedroom detached home situated on this highly sought after residential area. The property has been well maintained by the current owner and an internal inspection is highly advised. To the ground floor is an entrance hallway, lounge, fitted kitchen with utility and downstairs WC and a separate dining room. To the first floor is a landing leading to the four bedrooms and three-piece bathroom with the master bedroom also having an en-suite. Externally to the front is a paved driveway and an enclosed rear garden. If you would like any more information or would like to arrange a viewing, please do not hesitate to contact Hall & Benson today!

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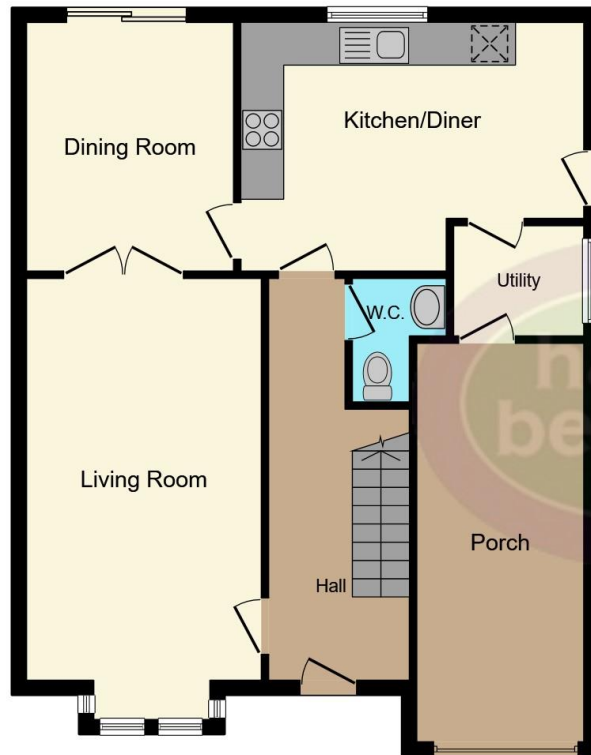












**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

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**E spondon@hallandbenson.co.uk**

Pinxton House 75 Sitwell Street Spondon  
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**EPC Rating: D**

Tenure: Freehold

**view this property online [hallandbenson.co.uk/Property/SPD101417](http://hallandbenson.co.uk/Property/SPD101417)**



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: SPD101417 - 0013