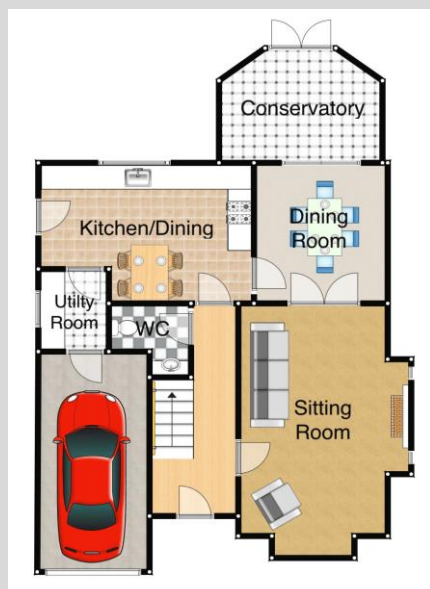




**2 Willow Croft, Boulton Moor
Derby, DE24 5AH**

An impressive and very spacious four double bedroom detached house with a large frontage including plenty of off road parking and a walled rear garden with a superb UPVC double glazed conservatory. The property is well presented throughout and is offered for sale with immediate vacant possession. There is a large front sitting room with a bay window, an inglenook fireplace with gas log burner and interconnecting doors to a good size dining room. The kitchen is fitted with modern and stylish units with quartz worksurface, there is space for a dining table and also access to the utility room and garage. On the first floor, the master bedroom has a good size en-suite shower room and there are fitted wardrobes in all rooms. Boulton Moor is a very well connected location with excellent road links to the A50, A52 and M1. Various Rolls Royce sites are also within a short drive or even a swift cycle ride with a wealth of cycle routes close by.



£360,000

Hallway 16' 2" x 6' 4" (4.92m x 1.93m)

Spacious central hallway with a staircase to the first floor, a door leading to the front sitting room, one to the kitchen at the rear and access to the ground floor WC.

WC 5' 9" x 5' 4" (1.75m x 1.62m)

With wash hand basin, WC and a central heating radiator.

Sitting Room 19' 3" x 13' 3" (5.86m x 4.04m)

UPVC double glazed bay window to the front, two central heating radiators, TV point, interconnecting double doors to the dining room at the rear and an impressive Inglenook fireplace with two UPVC double glazed windows to the side and a log burner style gas fire.

Dining Room 9' 8" x 11' 2" (2.94m x 3.40m)

Sliding patio doors to the conservatory, a central heating radiator and a door leading to the kitchen.

Kitchen/Diner 15' 1" x 10' 6" (4.59m x 3.20m)

Fitted with a matching range of base and eye level units with quartz worksurface, a composite 1 and 1/2 bowl sink drainer and cornice trims. There is also a four ring gas hob with an extractor hood over, an electric oven and plumbing for a dishwasher. To the rear is a UPVC double glazed window providing a view of the garden, there is a UPVC double glazed back door, a contemporary vertical radiator, access to the utility room and a vinyl floor covering.

Utility Room 6' 0" x 4' 11" (1.83m x 1.50m)

Base units with worktop space over, space for a tumble dryer, plumbing for a washing machine, a UPVC double glazed window to the side, vinyl flooring and a door to the garage .

Conservatory 11' 11" x 8' 5" (3.63m x 2.56m)

UPVC double glazed conservatory with a vinyl floor covering and French double doors to the rear.

Garage 16' 8" x 8' 1" (5.08m x 2.46m)

Up and over garage door to the front, power and lighting.

Bedroom 1 14' 6" x 11' 10" (4.42m x 3.60m)

Large master bedroom including a range of fitted wardrobes with sliding mirror door, a UPVC double glazed window to the front and a central heating radiator and a door to the en-suite.

En-suite 8' 0" x 5' 6" (2.44m x 1.68m)

Shower cubicle with plumbed shower and glass door, vanity unit with wash basin and cupboards under, WC with concealed cistern, heated towel rail and a UPVC double glazed window to the side.

Bedroom 2 10' 5" x 10' 3" (3.17m x 3.12m)

UPVC double glazed window to the rear, fitted wardrobes with sliding mirror doors and a central heating radiator.

Bedroom 3 13' 6" x 8' 3" (4.11m x 2.51m)

UPVC double glazed window to the front, laminate flooring, fitted wardrobes with sliding mirror doors and a central heating radiator.

Bedroom 4 8' 3" x 10' 2" (2.51m x 3.10m)

UPVC double glazed window to the rear, fitted wardrobes with sliding mirror doors and a central heating radiator.

Family Bathroom 8' 0" x 6' 9" (2.44m x 2.06m)

Three piece family bathroom including a panel bath with hand shower attachment, vanity unit with wash basin, fitted storage cupboards and a WC with a concealed cistern. There is also a heated towel rail and a UPVC double glazed window to the rear.

Outside

The property is situated on a good size corner plot with a large frontage including a tarmac driveway with space to park four cars and an adjacent lawn. To the side of the property is a gate leading with a walled rear garden complete with a spacious patio, level lawn, two timber sheds and a greenhouse.

**Disclaimer**

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

Energy performance certificate (EPC)

2 WILLOW CROFT BOULTON MOOR DERBY DE24 5AH	Energy rating D	Valid until: 5 March 2031
		Certificate number: 1539-7227-5000-0816-4206

Property type	Detached house
Total floor area	116 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

