


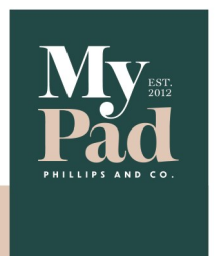
3 Bed House - Detached

Offers over £250,000

 Holt Way, Boulton Moor, Derby, DE24 5BY




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3 Bed House - Detached

£250,000

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Occupying an enviable position in this sought after enclave is this superb modern, light and spacious detached home standing at the end of a lovely private position overlooking a wooded area. This delightful high specification house requires a full inspection to appreciate the location and wealth of quality appointments on offer. Tastefully appointed throughout. In brief; reception hall, sitting room, inner hallway, guest's cloakroom / Wc, well equipped dining kitchen. On the first floor a landing leads to three bedrooms (Principal bedroom with shower room en-suite) and main bathroom. Outside, the property stands on a landscaped plot with car parking and garage. The property is sold freehold. Council tax band D. Energy rating B.

Reception Hall

Having regency style composite and opaque double glazed entrance door, radiator and oak effect luxury vinyl floor.

Sitting Room 16'2" x 10'3" (4.93 x 3.13)



Having an oak effect vinyl floor, television and media connection points, radiator and UPVC double glazed window to front aspect,



Inner Hallway

With staircase to first floor and radiator.

Guest's Cloakroom / Wc



Having modern white two piece suite comprising; low centre flush wc and pedestal wash hand basin with complimentary ceramic tiled splash backs, contrasting vinyl floor, radiator and ceiling extractor fan.

Dining Kitchen 18'10" x 7'7" (5.76 x 2.33)



Having a full range of high gloss, fitted wall, base and drawer units with wood grain effect laminated working surfaces, inset stainless steel four burner gas hob with electric fan assisted oven and grill, matching stainless steel splash back, canopy extractor hood with down lighter, space and plumbing for both automatic washing

machine and dryer, concealed Ideal Logic wall mounted combination gas boiler, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, space for fridge freezer, slate effect vinyl floor, double radiator and UPVC double glazed window with adjacent UPVC double glazed French doors giving views and access over the landscaped rear garden.



First Floor Landing

With bulk head storage cupboard, UPVC double glazed window to side aspect and access to roof space.


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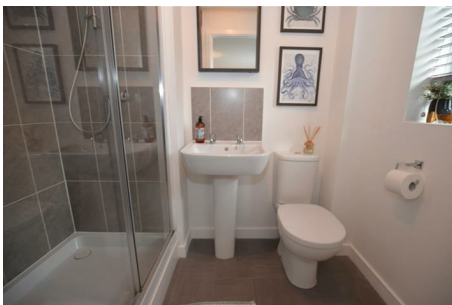
Principal Bedroom 13'11" x 9'7" maximum (4.25 x 2.93 maximum)



Having radiator and two UPVC double glazed windows to front aspect (overlooking a private wooded area). A door leads to the:-



Shower Room En-suite



Having a modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and walk in double shower with chrome mains fed shower, chrome and glass shower screen and door, complimentary ceramic part tiled walls with contrasting vinyl floor, radiator, wall mounted extractor fan and UPVC opaque double glazed window to front aspect.

Bedroom Two 11'4" x 8'8" (3.46 x 2.66)



Having a range of quality free standing wardrobes with mirrored doors (having ample hanging rail and shelving space), radiator and UPVC double glazed window to rear aspect.

Bedroom Three 9'10" x 7'10" (3.02 x 2.39)



Currently used as a home office and having a radiator and UPVC double glazed window to rear aspect.

Bathroom



Having a modern white three piece suite

comprising; low centre flush wc, pedestal wash hand basin and panelled bath with complimentary ceramic tiled splash backs with contrasting vinyl floor, radiator and ceiling extractor fan.

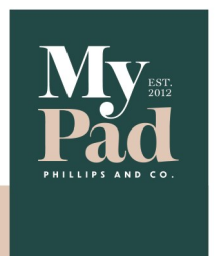
Outside



The property occupies arguably one of the best positions at this ever popular residential address and is sited on a well tended landscaped plot. To the front is an open plan lawned fore garden with adjacent tarmac driveway giving car standing space and leading to the part integral brick garage, measuring internally 4.95 x 2.52, having roller shutter garage door and supplied with power and light. To the side of the property a wooden access gate and pathway leads to the landscaped rear garden, enclosed by close panelled fencing, laid to a shaped lawn with full width patio area, picket fencing, raised planters with shrubbed borders and cold water tap.




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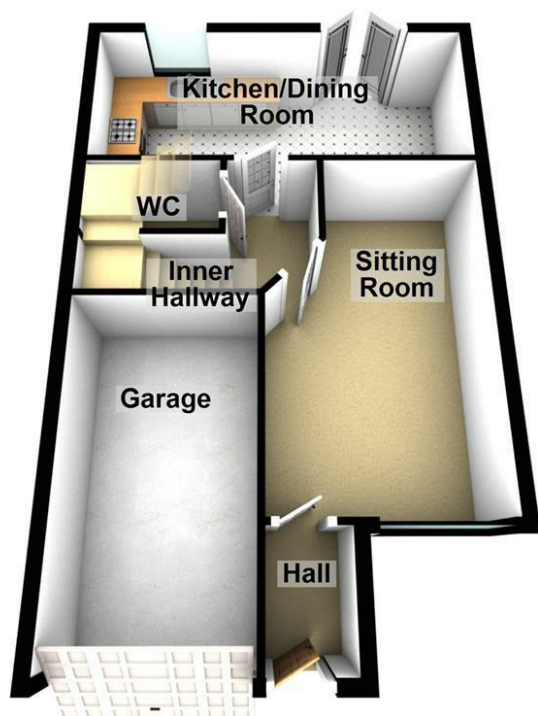


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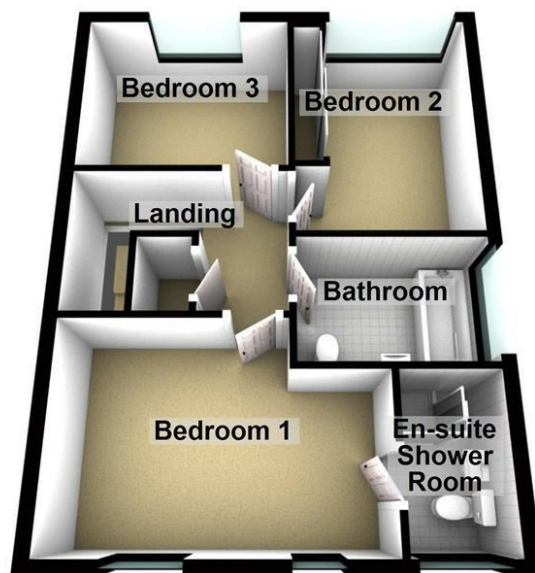
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			94
(92-100) A		82	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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