

3 Bed House - Detached

Price £275,000

 Ashton Drive, Boulton Moor, Derby, DE24 5DB



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A quite superb modern detached family home offering spacious high specification accommodation boasting an additional versatile 7.53 x 2.75m home office / games room with French doors overlooking the garden which can easily be converted back to provide a substantial garage. This delightful well cared for property is situated in the sought after Boulton Moor locality offering close links to the A50 / M1, Toyota and East Midlands Airport. Gas centrally heated and UPVC double glazed throughout, the property briefly comprises; reception hall, sitting room, well equipped dining kitchen, utility room, guest's cloakroom / Wc. On the first floor a landing leads to three bedrooms (principal bedroom with shower room en-suite) and main bathroom with white suite. Outside are manageable gardens and a three car driveway. Freehold. Council tax band D. Energy rating B.

Reception Hall

Having composite and opaque double glazed entrance door, wood grain effect vinyl floor and staircase to first floor.

Sitting Room 18'5" x 10'2" (5.63 x 3.10)



Having television and media connection points, two radiators, UPVC double glazed window to front aspect and UPVC double glazed French doors giving views and access over the garden.



Dining Kitchen 18'5" x 9'4" (5.62 x 2.86)



Having a full range of high gloss soft close fitted wall, base and drawer units with contemporary chrome handles, wood grain effect laminated working surfaces, inset stainless steel sink top with side drainer, hot and cold mixer tap and vegetable preparation bowl, integrated a stainless steel four burner gas hob with electric fan assisted oven and grill, canopy extractor hood with down lighter, integrated dish washer, larder fridge and freezer, wood grain effect vinyl floor, two radiators, full height cloaks cupboard and UPVC double glazed window to front and side aspects.



Utility Room 6'2" x 5'2" (1.88 x 1.59)



Having fitted soft close high gloss base cupboard with laminated working surface, space and plumbing for automatic washing machine, Ideal Logic wall mounted combination gas boiler, radiator and UPVC opaque double glazed door to driveway.

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Guests Cloak Room/WC



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

First Floor Landing



With spindle balustrade, access to roof space and bulk head storage cupboard.

Principal Bedroom 18'5" x 10'4" maximum (5.63 x 3.16 maximum)



Having television connection point, radiator and UPVC double glazed window. A door leads to the:-

Shower Room/En Suite



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

Bedroom Two 10'7" x 9'2" (3.23 x 2.80)



Having radiator and UPVC double glazed windows to side and front aspects.

Bedroom Three 9'2" x 7'6" (2.80 x 2.30)



Having radiator and UPVC double glazed window to side aspect.

Bathroom



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with Mira electric shower over, glass shower screen, complimentary ceramic part tiled walls with contrasting slate effect vinyl floor, radiator, wall mounted extractor fan and UPVC opaque double glazed window.

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Outside



The property occupies a corner position at this popular residential locality. To the front and side is an open plan lawned and shrubbed area with tarmac driveway giving car standing space for three cars. A wrought iron access gate leads to the garden, enclosed by brick walling, laid to a shaped lawn with sizeable patio area. Situated adjacent to the garden is a brick built home/office/games rooms or gym, measuring internally 7.53 x 2.75m, having ceiling LED down lighters, UPVC double glazed French doors and windows to garden together with a recessed full height storage cupboard (this could easily converted back to form a garage).



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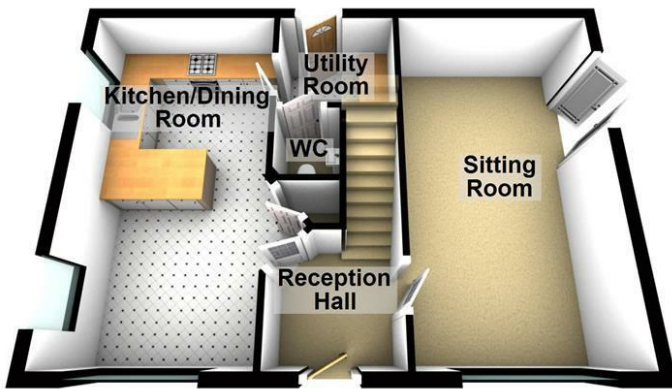
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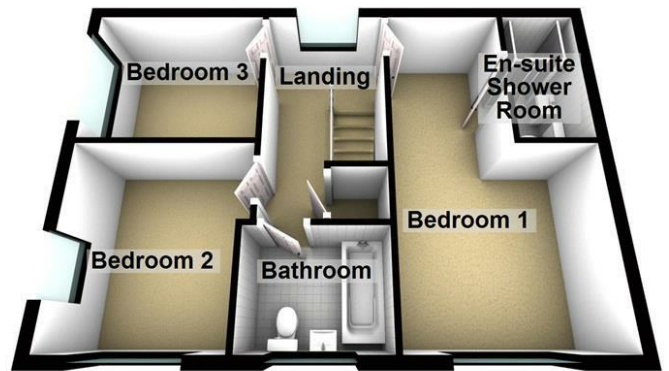
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Ground Floor



First Floor



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Energy Efficiency Rating	
Current	Potential
63	94
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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