

Bowes Road

Boulton Moor, Derby, DE24 5BZ

John German





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£285,000

A delightful three storey home offering well laid out accommodation perfect for growing families with a well equipped dining kitchen, light and spacious sitting room with feature fireplace and French doors, and master suite with shower room and walk-in wardrobe.

Entrance to the property is via a spacious entrance hall with composite and opaque double glazed entrance door, wood grain effect vinyl floor, understairs storage cupboard, radiator and staircase to first floor.

Guest cloakroom having modern white two piece suite comprising low level WC and wall mounted wash hand basin with tiled splashbacks, wood grain effect vinyl floor, radiator and UPVC opaque double glazed window to front aspect.

Dining kitchen fitted with a full range of high gloss fitted wall, base and drawer units with wood grain effect laminated working surfaces with contrasting wood grain effect vinyl floor, inset four ring gas hob with matching electric fan assisted double oven and grill, canopy extractor hood with down lighter, space and plumbing for automatic washing machine and dishwasher, concealed wall mounted combination gas boiler, space for fridge freezer, inset stainless steel sink with vegetable preparation bowl, side drainer and hot and cold mixer tap, radiator and UPVC double glazed window to the front aspect.

The living room spans the full width of the rear of the house having television and media connection points, radiator, feature fireplace with imitation electric stove and wooden mantel, UPVC double glazed window and UPVC double glazed French doors giving views over the rear garden.

On the first floor stairs lead to a central landing with a second set of stairs rising the second floor and doors leading off to the first floor accommodation.

There are three well proportioned bedrooms on this level served by the main family bathroom which is fitted with a modern white three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over, complementary ceramic tiled splash backs, contrasting vinyl floor, radiator, wall mounted extractor fan and UPVC opaque double glazed window to front aspect.

On the second floor a small landing leads into the master bedroom which is an impressive room with a Dormer window overlooking the front aspect and a Velux skylight to the rear, two radiators, television connection point, access to roof space. A sliding door leads into the walk-in wardrobe with hanging rails and room for folded storage.

The shower room en-suite is fitted with a modern white three piece suite comprising low level WC, pedestal wash hand basin and walk in shower with chrome mains fed shower, chrome and glass shower cabinet and bi-fold door, complimentary ceramic tiled splash backs with contrasting floor, double radiator, ceiling extractor fan and Velux double glazed sky light to rear aspect.

Outside, the property stands on a well tended low maintenance landscaped plot. To the side is a two car driveway and access gate leads to the fenced and landscaped rear garden, laid to a low maintenance design with full width patio area and a well kept lawn.

Boulton Moor is on the outskirts of Alvaston and provides easy access to Chellaston both of which offer an excellent range of amenities including schooling, shops and facilities. The property gives easy access to Pride Park and the Wyvern retail park. There is also swift onward travel to the nearby A52 leading to the M1 motorway and East Midlands Airport. Other places of interest include Eivaston Castle and Country Park offering some very pleasant walks as well as Calke Abbey at Ticknall.

Agents note: There is an annual communal service charge of £150.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

Heating: Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

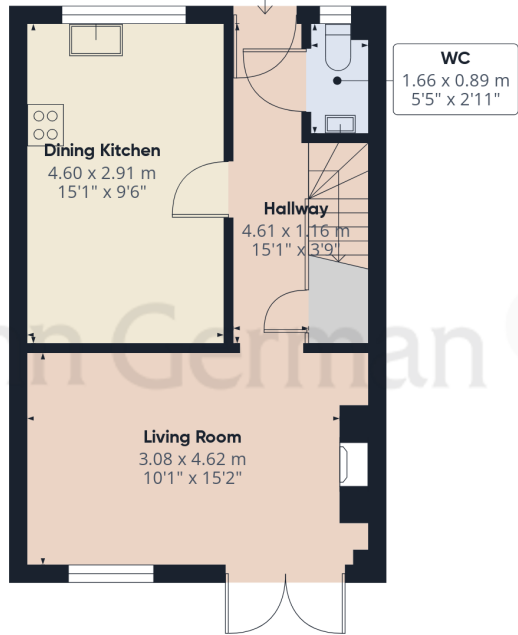
Our Ref: JGA06052026

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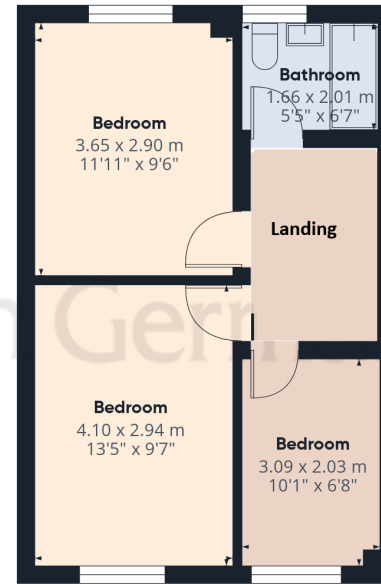
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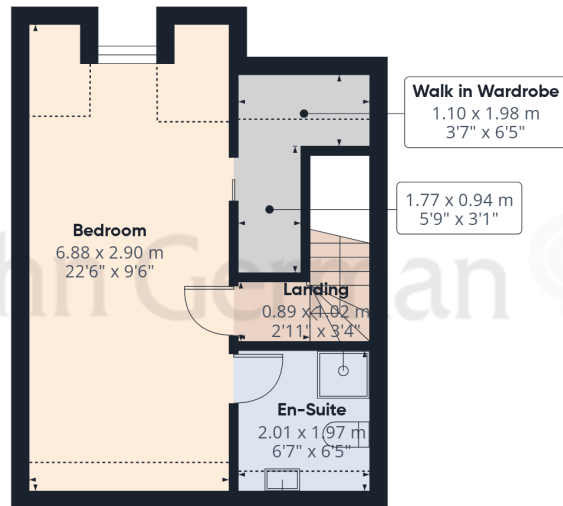




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

98.5 m²

1061 ft²

Reduced headroom

5.3 m²

57 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Agents' Notes

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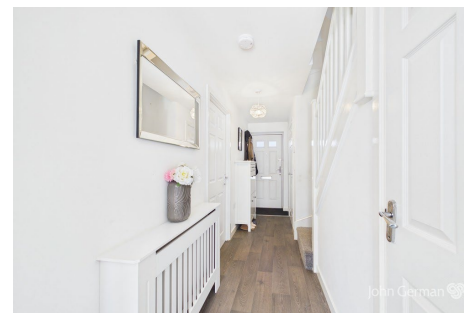
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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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