

Askerton Close

Boulton Moor, Derby, DE24 5AW



Modern three-bedroom semi-detached home ideal for first-time buyers, young professionals, or growing families with a great layout. Fully refitted dining kitchen, lounge, three bedrooms, ensuite to master and family bathroom. Landscaped rear garden and cabin/home office.

£240,000

John German 

The seller has made a number of improvements to this lovely modern home including installing a stylish new kitchen and converting the ground floor WC into a utility space. An attractive garden cabin has also been added, which is fully fitted out with power, internet connection and electric heating.

Step into the entrance lobby, which leads to a comfortable lounge featuring a handy under-stairs storage area. The dining kitchen sits across the rear of the house overlooking the rear garden with French doors opening onto the rear patio. The kitchen area has recently been refitted with a stylish range of navy blue base and eye level units quartz effect worktops, inset one and a half bowl sink unit and integrated appliances including electric oven, induction hob with extractor hood over, dishwasher and fridge freezer. French doors open out onto the generous rear garden, perfect for outdoor entertaining.

Off the kitchen is a convenient utility cupboard, formally a ground floor WC, and the plumbing is still in place to reinstall if required.

Upstairs, you'll find a master bedroom and a sleek ensuite shower room, two further well-sized bedrooms and a modern family bathroom, provide flexible accommodation for children, guests, or dressing room.

Outside, the property is set well back from the road behind a combination of attractive wrought-iron fencing and manicured evergreen fencing surrounding the swale in front of the property. This is designed to contain any excess surface water but makes an attractive boundary from the road. The front garden is covered with slate chippings for easy maintenance and to the side is a generous two car driveway with an EV charge point and gated access into the rear garden. The rear garden is mainly laid to lawn with a paved patio and slate covered low maintenance beds and borders. The garden also features an attractive cabin with uPVC double glazed patio doors opening into a very useful fully insulated space ideal for use as a home office of gym, with power, lighting and electric heating.

Bowes Road enjoys a prime position with easy access to major road networks including the A50, A6, and M1, and is well served by local amenities in both Chellaston and Alvaston. With reputable schools, shops, and parks nearby, this is a fantastic opportunity to join a vibrant and well-connected community.

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: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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 B

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

Our Ref: JGA/23022026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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