Fletcher & Company

37 Bowes Road, Boulton Moor, Derby, DE24 5BZ

Offers Around £285,000

Freehold

- Modern, Four Bedroom, Three Storey, Semi-Detached Home
- Entrance Hall & Fitted Guest Cloakroom
- Dining Kitchen & Lounge
- Three First Floor Bedrooms & Bathroom
- Principal Suite to Second Floor with En-Suite Shower Room
- Enclosed Rear Garden with Lawn & Decking
- Driveway
- Air Conditioning & Electric Vehicle Charging Point
- Close to Excellent Transport Links
- Excellent Amenities Nearby

Summary

An impressive, recently constructed, three storey, four bedroom, semi-detached residence Occupying a popular estate location in Boulton Moor.

The property is double glazed and gas central heated and comprises entrance hall, fitted guest cloakroom, open plan dining kitchen and lounge to rear. The first floor accommodation leads to three bedrooms and a bathroom. The second floor features a principal suite with spacious bedroom and en-suite shower room.

The property benefits from a driveway to the side. To the rear of the property is a pleasant, enclosed garden, bounded by timber fencing which is mainly lawn and features a decked area.

The Location
The property's location is also on the edge of Alvaston which offers an excellent range of amenities and easy access to excellent transport links, Derby City centre, the A50 and East Midlands airport.

Accommodation

Ground Floor

Entrance Hall
15'3" x 3'9" (4.67 x 1.16)
A panelled and glazed entrance door provides access to hallway with central heating radiator and staircase to first floor.

Fitted Guest Cloakroom
Appointed with a white suite comprising low flush WC, wash handbasin, central heating radiator and double glazed window to front.

Lounge
16'7" x 10'2" (5.06 x 3.11)
Featuring a fireplace, central heating radiator, wood effect flooring, double glazed French door to garden and double glazed window to rear.

Dining Kitchen
15'7" x 9'8" (4.75 x 2.96)

Kitchen Area

Comprising wood grain effect preparation surfaces with tiled surrounds, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate electric hob with built-in oven beneath, appliance space suitable for washing machine and fridge freezer and featured tile flooring.

Dining Area

Having a central heating radiator and continuation of the featured tile flooring.

First Floor Landing

A semi-galleried landing with staircase to second floor.

Bedroom Two

13'5" x 9'6" (4.10 x 2.92)

With central heating radiator, air conditioning unit and double glazed window to rear.

Bedroom Three

12'1" x 6'8" (3.69 x 2.04)

Having a central heating radiator, air conditioning unit and double glazed window to front.

Bedroom Four

10'2" x 6'8" (3.10 x 2.04)

With central heating radiator and double glazed window to rear.

Bathroom

Partly tiled and appointed with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath, central heating radiator and double glazed window to front.

Principal Bedroom

22'7" x 9'3" (6.90 x 2.83)

Having a central heating radiator, air conditioning unit, space for fitted wardrobes, storage space to eaves, double glazed window to front and double glazed Velux window to rear.

En-Suite

6'8" x 6'7" (2.04 x 2.01)

Partly tiled with the white suite comprising low flush WC, pedestal wash handbasin, shower cubicle, chrome towel radiator and double glazed Velux window to rear.

Outside

The property benefits from a driveway running down the side with an electric vehicle charging point. There is a pedestrian gate through to the rear garden which is mainly lawn and features a composite decked area. The garden is bounded by timber fencing and has a pleasant outlook.

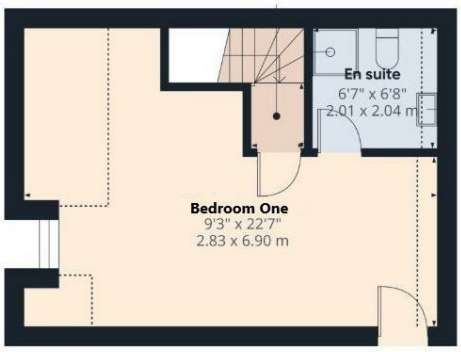
Estate Management Fees

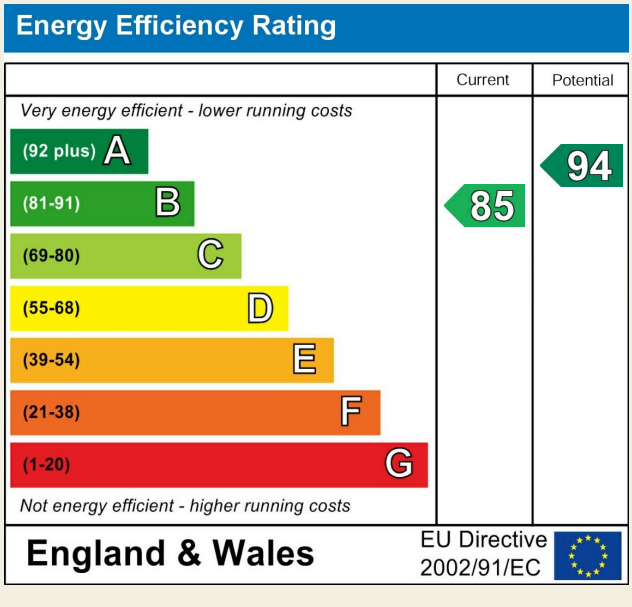
Please note, we have been informed by the vendor that there is an annual estate service charge of approximately £141. Should you proceed with the purchase of this property this must be verified by your solicitor.

Council Tax Band C

Entrance Hall
3'9" x 15'3"
1.16 x 4.67 m
Lounge
16'7" x 10'2"
5.06 x 3.11 m
Dining Kitchen
9'8" x 15'6"
2.96 x 4.75 m

Bedroom Four
6'8" x 10'1"
2.04 x 3.10 m
Bedroom Three
9'7" x 12'1"
2.93 x 3.69 m
Bedroom Two
9'6" x 13'5"
2.92 x 4.10 m


En suite
6'7" x 6'8"
2.01 x 2.04 m
Bedroom One
9'3" x 22'7"
2.83 x 6.90 m



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Council Tax Band: C
Tenure: Freehold