



1 Northborough Way
Boulton Moor, Derby, DE24 5AR

£220,000



Brief Description

Located in an end-of-road position, this modern semi-detached house presents an EXCELLENT OPPORTUNITY for first-time buyers. The property is set back from the road, offering a quiet atmosphere complemented by a CHARMING GREEN area at the front.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious living room, adorned with CONTEMPORARY laminate flooring. This inviting space is perfect for relaxation and entertaining. Adjacent to the living room, a convenient ground floor WC features a hand basin, WC and continues the theme of MODERN DESIGN.

The heart of the home is undoubtedly the STYLISH kitchen diner, located at the rear. The kitchen boasts a range of modern wall and base units, an integrated fridge/freezer, and a dishwasher, alongside space for a washing machine. The integrated oven and grill, paired with a stainless steel splashback, enhance the kitchen's functionality. FRENCH DOORS open onto the beautifully landscaped garden, allowing NATURAL LIGHT to flood the space.

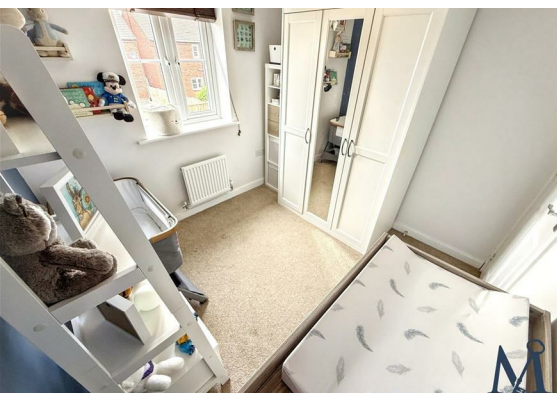
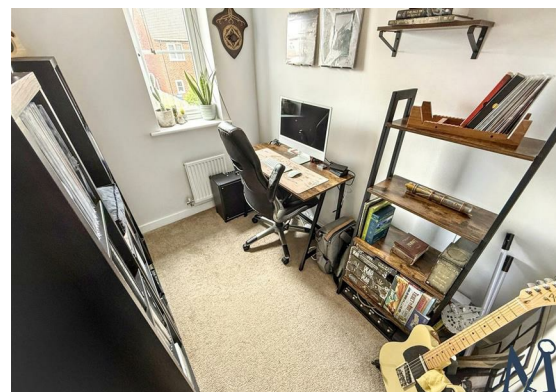
Upstairs, the property offers three well-proportioned bedrooms, with the master bedroom benefiting from its own EN-SUITE SHOWER ROOM. The third bedroom provides VERSATILITY, allowing you to tailor the space to your needs. Completing the first floor is a contemporary family bathroom, featuring a bath with an electric shower, a dual flush WC, a hand basin, and a chrome heated towel rail.

The rear garden is a TRUE HIGHLIGHT, featuring a combination of paved patio and pathway, artificial lawn, and thoughtfully planted borders, all within an enclosed fence boundary. A TIMBER OUTBUILDING provides convenient storage, while the front of the property boasts a tarmac driveway, a small artificial lawn, and a turning point for extra parking, accommodating family and guests with ease.

Please note this is a leasehold property with a 999 year lease from 1st January 2014 otherwise known as a virtual freehold with an annual fee of £150.

Annual site service charge £144.98.





ON THE GROUND FLOOR

Entrance Hall

Living Room
11'5" x 14'11" (3.48m x 4.55m)

Ground Floor WC

Kitchen Diner
15'4" x 8'1" (4.67m x 2.46m)

ON THE FIRST FLOOR

Landing

Master Bedroom
8'5" x 9'9" (2.57m x 2.97m)

En Suite
8'5" x 9'9" (2.57m x 2.97m)

Bedroom 2
8'4" x 8'2" (2.54m x 2.49m)

Bedroom 3
6'2" x 8'1" (1.88m x 2.46m)

Family Bathroom
5'11" x 6'9" (1.80m x 2.06m)

ON THE OUTSIDE

Front Garden

Rear Garden

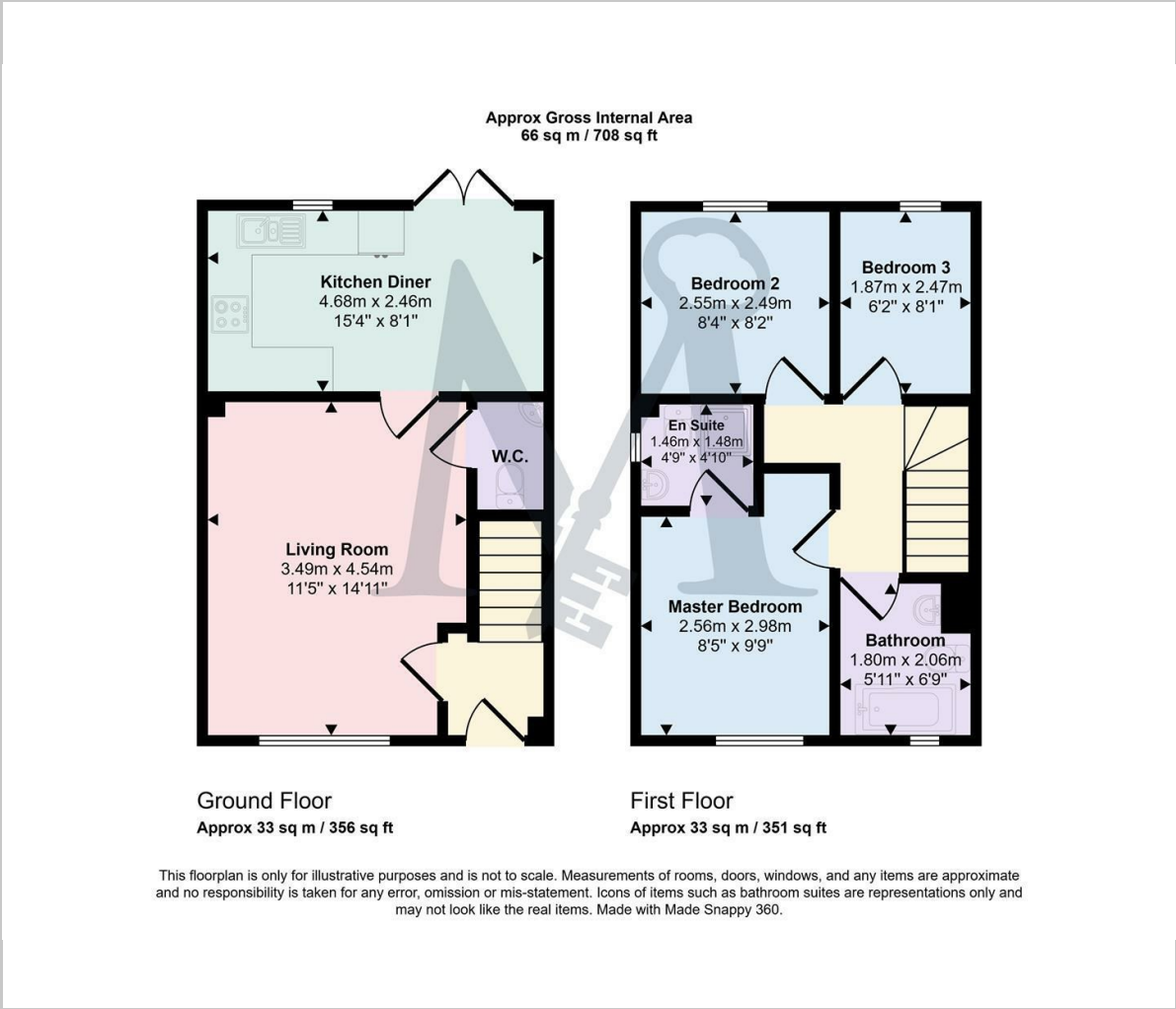
Driveway

Timber Outbuilding

Leasehold & Site Maintenance Service
Charges



Floor Plan



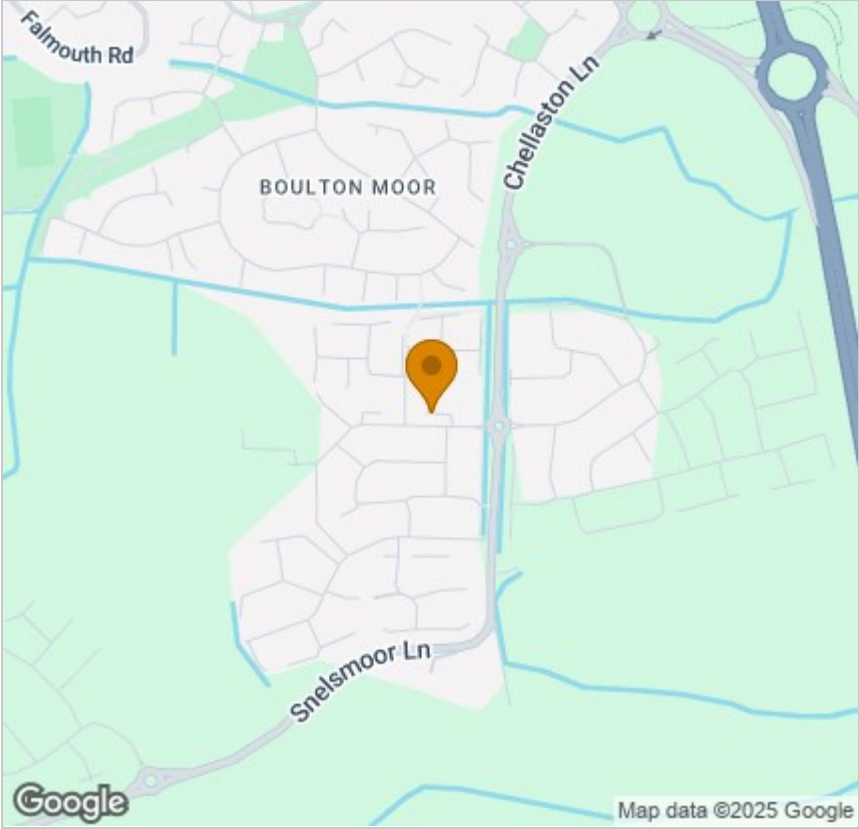
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

