



Chilham Way, Boulton Moor, Derby

£1,300 PCM



Key Features

- Town House
- 3 Double Bedrooms
- Part Furnished
- Off Road Parking
- Superbly Styled
- Idyllic Low Maintenance Garden
- Holding Deposit £300
- EPC rating B





Available end of January, this superbly styled three-bedroom townhouse is situated within the popular Boulton Moor development and offers contemporary, design-led living arranged over three floors.

The ground floor features a sleek modern kitchen fitted with an integrated oven, fridge freezer and washing machine, complemented by wireless kitchen lighting and space for dining. The living area is both inviting and on-trend, enhanced by LED feature lighting with a fitted TV surround and mounting, which will remain (television excluded), creating a striking focal point.

The first floor offers two tastefully presented double bedrooms alongside a modern family bathroom. The second floor is dedicated to the impressive master suite, complete with fitted storage and a private en-suite shower room, providing a calm and stylish retreat.

The property is offered on a part-furnished basis, with furnishings to be confirmed. Items currently intended to remain include the master bedroom bed and wardrobe, dining table and chairs and

kitchen appliances.

An ideal home for professionals seeking a stylish, low-maintenance property in a well-connected and increasingly popular location.

Front External

Attractive modern terraced frontage with a private off-road parking space to the front, set within the popular Boulton Moor development.

Entrance

Welcoming entrance hall providing access to the ground-floor accommodation, featuring the alarm control panel and a fitted coat hook, and finished in a neutral, contemporary style.

Living Room

Stylish and inviting living space, finished in a neutral palette and featuring a fitted TV surround and mounting with LED feature lighting (television excluded), creating a striking focal point.

WC

Convenient ground floor cloakroom fitted with a WC and wash basin, ideal for guests and everyday use.

Kitchen / Diner

Sleek, modern fitted kitchen with a range of wall and base units, integrated oven, fridge freezer and washing machine. Wireless ceiling lighting and space for a dining table and chairs. A patio door provides direct access to the rear garden, creating a bright and practical everyday living space.





First Floor Landing

Providing access to two bedrooms and the family bathroom.

Bedroom Two

Well-proportioned double bedroom, tastefully decorated with neutral finishes and carpeted flooring.

Bedroom Three

Another double bedroom, ideal as a guest room, nursery or home office.

Bathroom

Modern bathroom fitted with a white suite comprising bath with shower over, wash basin and WC, finished with contemporary tiling.

Second Floor Landing

Leading to the principal bedroom suite and storage cupboard.

Master Bedroom

Impressive top-floor bedroom offering a stylish retreat, with fitted wardrobe and bed currently intended to remain (furniture TBC).

Ensuite Shower Room

Contemporary en-suite fitted with a shower enclosure, wash basin and WC.

Rear Garden

Enclosed rear garden providing an outdoor seating area and low-maintenance space, with the benefit of a useful external storage unit. A rear gate offers direct access to the off-road parking space, adding further convenience.



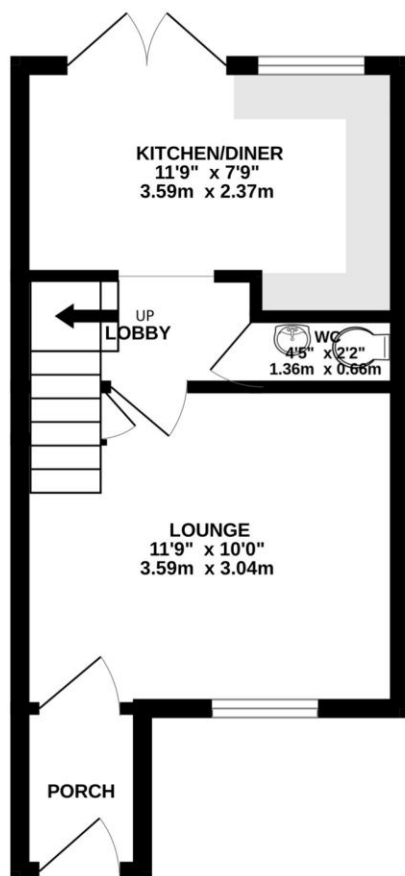
Disclaimer

All property details, photographs and floorplans are for guidance only and may be subject to change. Items shown in photos may vary depending on availability and condition at the start of a tenancy. Prospective tenants are advised to confirm the specifics of the property during a viewing. All tenancies are subject to referencing and contract.

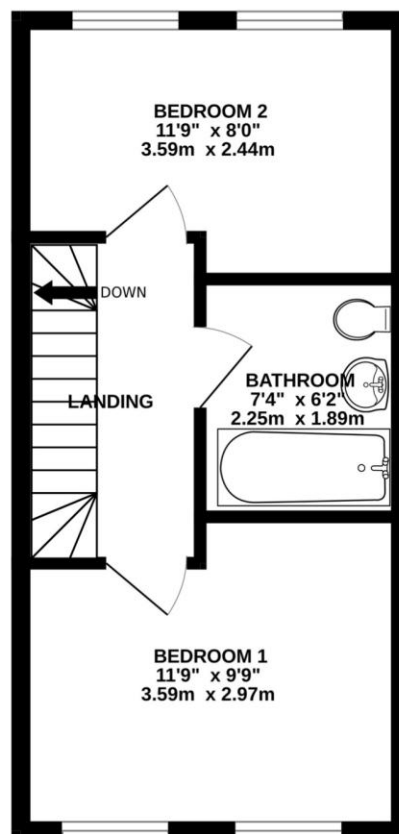




GROUND FLOOR



1ST FLOOR



2ND FLOOR

