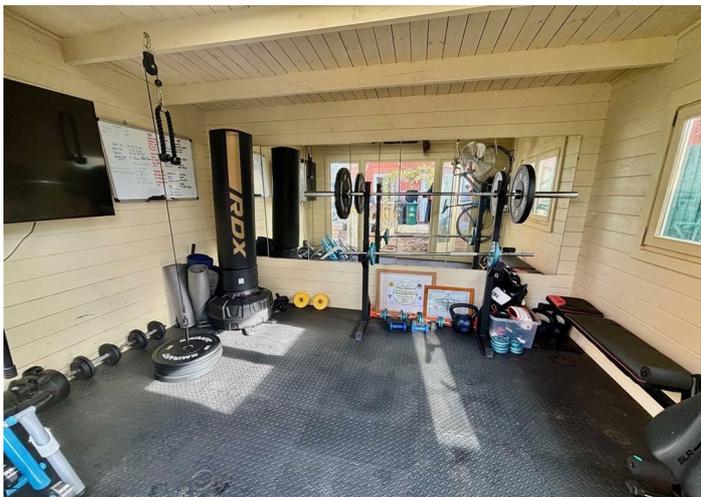


4 Bed House - Semi-Detached

Price £299,995

📍 Worcester Lane, Boulton Moor, Derby, DE24 5DJ



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& Co.**
EST. 2012
BY PAD GROUP

4 Bed House - Semi-Detached

£299,995

 Worcester Lane, Boulton Moor, Derby, DE24 5DJ

A delightful high specification three storey home offering sizeable tastefully appointed accommodation which must be viewed to be appreciated. This well cared for home occupies a landscaped plot with a two car driveway together with designated ancillary parking to the front. A particular feature of the property is the large professionally constructed garden room, with power and light, currently used as a gym and offering a variety of uses. In brief; reception hall, guest's cloakroom / Wc, well equipped dining kitchen, light and spacious sitting room. To the first floor a landing leads to three bedrooms and main bathroom, whilst on the second floor a further landing leads to a superior principal bedroom with custom fitted wardrobes together with a shower room en-suite. The property is sold freehold. Energy rating B. Council tax band C.

Reception Hall



Having composite and opaque double glazed regency style entrance door, wood grain effect vinyl floor, understairs storage cupboard, radiator and staircase to first floor.



Guest's Cloakroom / Wc



Having modern white two piece suite comprising; low centre flush wc and wall mounted wash hand basin with tiled splash backs, wood grain effect vinyl floor, radiator and UPVC opaque double glazed window to front aspect

Dining Kitchen 15'2" x 9'8" (4.64 x 2.95)

Having a full range of high gloss soft close fitted wall, base and drawer units with wood grain effect laminated working surfaces with contrasting wood grain effect vinyl floor, inset black glass induction hob with matching electric fan assisted double oven and grill, canopy extractor hood with down lighter, space and plumbing for automatic washing machine and dish washer, concealed wall mounted Ideal logic combination gas boiler providing instant domestic hot water and gas central heating, space for fridge freezer, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap,

radiator and UPVC double glazed window to front aspect.



Sitting Room 16'6" x 10'2" (5.05 x 3.12)



Having television and media connection points, radiator, UPVC double glazed window and UPVC double glazed French doors giving views over the rear garden.

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Bedroom Four 10'4" x 6'8" (3.16 x 2.04)

Currently used as a home office and having radiator and UPVC double glazed window to rear aspect.

Main Bathroom



First Floor

Landing

With staircase to second floor.

Bedroom Two 13'5" x 9'6" (4.11 x 2.91)



Having radiator and UPVC double glazed window to rear aspect.

Bedroom Three 11'11" x 9'6" (3.65 x 2.91)



Having radiator and UPVC double glazed window to front aspect.

Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with shower over, complimentary ceramic tiled splash backs, contrasting vinyl floor, radiator, wall mounted extractor fan and UPVC opaque double glazed window to front aspect.

Shower Room En-Suite



Second Floor

Landing

Principle Bedroom Suite 20'2" x 16'6" reducing to 9'6" (6.15 x 5.04 reducing to 2.92)



Having modern white three piece suite comprising; low centre flush 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.

Having a range of custom fitted wardrobe and cupboards, two radiators, television connection point, access to roof space, Velux double glazed sky light to rear aspect and UPVC double glazed dormer window to front aspect. A door leads to the:-

Outside



The property stands on a well tended low

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maintenance landscaped plot within this sought after locality. To the side is a two car driveway with ancillary car parking to the front. To the side of the property a wooden access gate leads to the fenced and landscaped rear garden, laid to a low maintenance design with full width patio area, tree-barked kitchen garden area with adjacent seating area incorporating a large garden store room, measuring internally 2.64 x 2.01, supplied with power and light.

Garden Room 12'2" x 9'1" (3.72 x 2.78)



A particular feature of the garden is the custom built garden room, currently used as a gym and offering ideal and versatile accommodation to provide a home office/games rooms, having double glazed windows together with French doors over looking the garden and supplied with power and light.

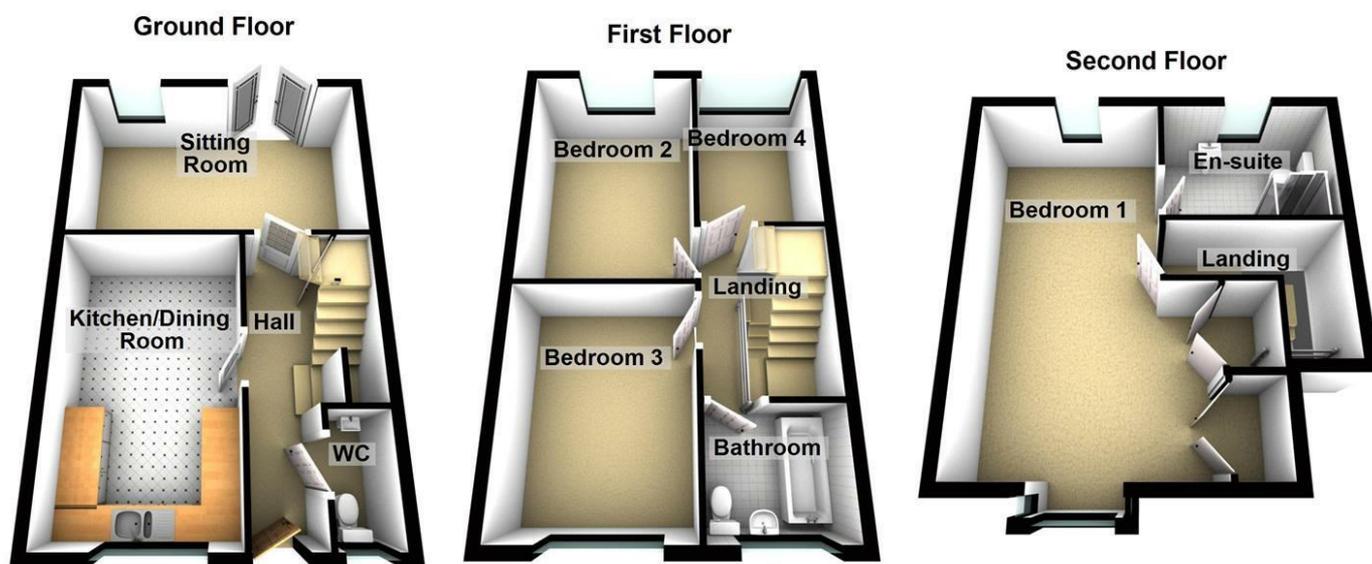
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	85	95
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

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