

3 Bed House - Semi-Detached

£1,295 Per calendar month

 Meadow Nook, Boulton Moor, Derby, DE24 5AG



AVAILABLE FROM 1st JULY - UNFURNISHED - Holding deposit of £298.84 - full deposit of £1494.23 required at start of tenancy. Stylish modern, tastefully decorated and well kept semi detached family home occupying a cul de sac position in this highly regarded locality. A full inspection will reveal a reception hall, fitted kitchen with integrated oven and hob, lounge / dining room, conservatory. On the first floor are three bedrooms (en-suite to master bedroom) and family bathroom. Outside are mature gardens, car parking spaces and an integral brick garage. Council tax band C. Energy rating D.



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Canopied Storm Porch

To:-

Reception Hall

Having UPVC double glazed entrance door, radiator, BT connection point and door to garage.

Kitchen 11'4 x 6'5 (3.45m x 1.96m)

Having a range of modern fitted wall, base and drawer units with integrated four burner gas hob, electric fan assisted oven and grill, canopy extractor hood, space and plumbing for automatic washing machine, Gloworm wall mounted gas boiler, tiled splash backs, double glazed window to front aspect.

Lounge/Dining Room 18'1 x 13'4 (5.51m x 4.06m)

Having gas fire, fire surround, television and sky connection points, radiator, staircase to first floor, double glazed window to rear aspect and double glazed sliding patio doors to :-

Conservatory 9'6 x 8'3 (2.90m x 2.51m)

Having laminated wood effect floor, two wall light points, UPVC double glazed windows with matching french doors giving views and access over the mature rear garden.

First Floor Landing

With access to roof space and airing cupboard.

Bedroom One 12'9 x 8'4 (3.89m x 2.54m)

Having fitted recessed double wardrobes, television connection point, radiator, double glazed window to front aspect and door to:-

Shower Room/En Suite

Having three piece suite comprising; low flush wc, pedestal wash hand basin and tiled shower cubicle with Triton electric shower and opaque double glazed window to front aspect.

Bedroom Two 9'4 x 7'9 (2.84m x 2.36m)

Having radiator and double glazed window to rear aspect.

Bedroom Three 8'6 x 7'8 (2.59m x 2.34m)

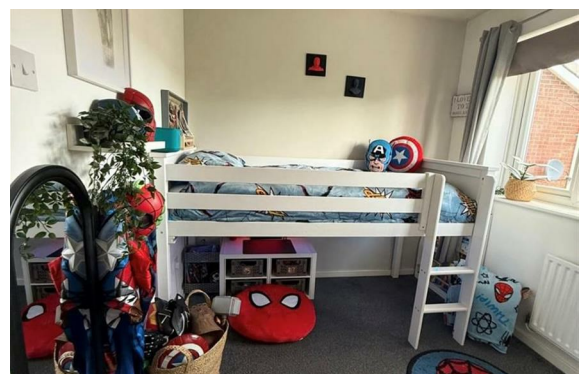
Having radiator and double glazed window to rear aspect.

Bathroom

Having white three piece suite comprising; low flush wc, pedestal wash hand basin and panelled bath with tiled splash backs, ceiling extractor fan and opaque double glazed window to side aspect.

Outside

The property is situated in a cul-de sac having a tarmac driveway with car parking for two cars, with integral garage 16'5 x 7'9, having up and over door, rear personal door, supplied with power and light and having space and plumbing for automatic washing machine. A side wooden gate leads to the mature rear garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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