

HoldenCopley

PREPARE TO BE MOVED

Barnard Drive, Boulton Moor, Derbyshire DE24 5BU

Guide Price £450,000

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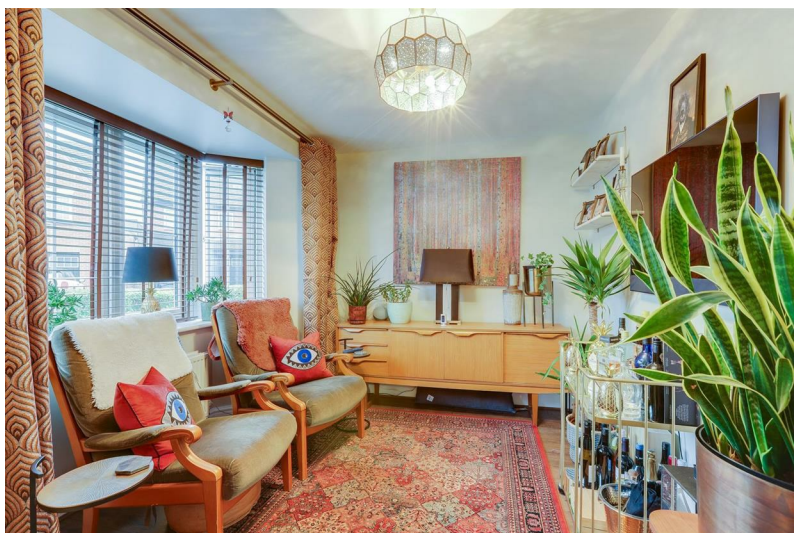


GUIDE PRICE £450,000 - £475,000

THE PERFECT FAMILY HOME...

This four bedroom detached house offers spacious and well-balanced accommodation throughout, making it an ideal choice for growing families or anyone looking for a modern home in a well-connected community. The property is situated in the popular Boulton Moor area, close to a range of local amenities, reputable schools and lovely green spaces. Commuting is also straightforward with excellent access to the A50, A52, Derby City Centre and East Midlands Airport, while nearby Elvaston Castle and the surrounding country park provide beautiful walking routes and weekend activities right on the doorstep. To the ground floor, the property features a welcoming entrance hall, a generous living room with French doors to the garden, a separate sitting room, a spacious kitchen diner with modern units and integrated appliances, a useful utility room, a downstairs WVC and a dedicated office fitted with bespoke furniture – perfect for those who work from home. To the first floor, there are four good-sized bedrooms, two of which benefit from their own en-suite, along with a modern family bathroom. Outside, the rear garden is landscaped and enclosed, offering a mix of lawned and decked areas, planting and access into the double garage. To the side is a double-width driveway leading to the garage, and to the front is an enclosed garden with hedged boundaries.

MUST BE VIEWED





- Detached Family Home
- Four Bedrooms
- Three Versatile Reception Rooms
- Open Plan & Stylish Kitchen Diner
- Utility & WC
- Main Bathroom & Two En-Suites
- Private Landscaped Garden
- Double-Width Driveway With Detached Double Garage & EV Charging Point
- Security Alarm Fitted
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'9" x 10'3" (max) (3.89m x 3.13m (max))
The entrance hall has laminate flooring, a radiator, a winder staircase with a fitted carpet runner, an in-built under-stair cupboard, two UPVC double-glazed windows with fitted blinds to the front elevation and a single composite door providing access into the accommodation.

Sitting Room

12'4" x 9'2" (max) (3.76m x 2.81m (max))
The sitting room has a UPVC double-glazed bay window with a fitted blind to the front elevation, laminate flooring and a radiator.

Living Room

17'10" x 12'4" (max) (5.46m x 3.77m (max))
The living room has laminate flooring, a TV point, a UPVC double-glazed window with a fitted blind to the side elevation and double French doors with integral blinds opening out to the rear garden.

Kitchen/Diner

22'6" x 17'6" (max) (6.86m x 5.34m (max))
The kitchen has a range of fitted shaker-style base and wall units with quartz worktops, an undermount sink and a half with a movable swan-neck mixer tap and draining grooves, an integrated water softener, an integrated dishwasher, integrated double oven, induction hob with extractor hood, space for an American-style fridge freezer, laminate flooring, recessed spotlights, tiled splashback and a UPVC double-glazed window with a fitted blind to the rear elevation. This opens through to a dining and living area with continued laminate flooring, recessed spotlights, a radiator, UPVC double-glazed windows with fitted blinds to the rear elevation and double French doors leading out to the rear garden.

Utility Room

5'9" x 5'4" (1.76m x 1.64m)
The utility room has fitted shaker-style base and wall units with a quartz worktop, space and plumbing for a washing machine and separate tumble-dryer, tiled splashback, extractor fan, laminate flooring, a radiator and a single UPVC door providing side access.

W/C

5'7" x 3'5" (1.72m x 1.05m)
This space has a low level dual flush WC, a wash basin, tiled splashback, laminate flooring, an extractor fan, and a radiator.

Office

12'11" x 13'9" (max) (3.94m x 4.20m (max))
The office features a UPVC double-glazed bay window with a fitted blind to the front elevation, laminate flooring and a range of fitted bespoke furniture including desks, cupboards and additional storage.

Double Garage

19'10" x 19'7" (6.05m x 5.99m)
The double garage has lighting, power points and two up-and-over doors opening onto the driveway.

FIRST FLOOR

Landing

13'8" x 9'2" (max) (4.19m x 2.80m (max))
The galleried landing has carpeted flooring, an in-built airing cupboard, and provides access to the first floor accommodation.

Bedroom One

25'10" x 11'10" (max) (7.89m x 3.63m (max))
The first bedroom has UPVC double-glazed windows with fitted blinds to the front, side and rear elevation, carpeted flooring, two radiators and access to the en-suite.

En-Suite

9'10" x 5'6" (max) (3.00m x 1.69m (max))
The en-suite features a low level dual flush WC, pedestal wash basin, shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, chrome heated towel rail, electrical shaving point and a UPVC double-glazed obscure window with a fitted roller blind to the rear elevation.

Bedroom Two

13'7" x 9'3" (4.15m x 2.82m)
The second bedroom has two UPVC double-glazed windows with fitted blinds to the side and rear elevation, carpeted flooring, a radiator, and access into the second en-suite.

En-Suite Two

6'6" x 5'10" (1.99m x 1.78m)
The second en-suite includes a low level flush WC, pedestal wash basin, electrical shaving point, shower enclosure with a mains-fed shower, tiled flooring, tiled splashback, an extractor fan and a UPVC double-glazed obscure window with a fitted roller blind to the rear elevation.

Bedroom Three

12'8" x 11'11" (max) (3.88m x 3.65m (max))
The third bedroom has a UPVC double-glazed window with fitted blinds to the front elevation, carpeted flooring, a radiator, and access to the boarded loft with lighting via a drop-down ladder.

Bedroom Four

11'8" x 6'11" (3.58m x 2.13m)
The fourth bedroom has a UPVC double-glazed window with fitted blinds to the front elevation, carpeted flooring, and a radiator.

Bathroom

7'7" x 6'6" (2.32m x 1.99m)
The bathroom includes a low level dual flush WC, pedestal wash basin, panelled bath with a handheld shower head, tiled splashback, tiled flooring, a radiator and a UPVC double-glazed obscure window with a fitted blind to the rear elevation.

OUTSIDE

Front

To the front of the property is an enclosed garden with hedged boundaries, external lighting and a patio pathway leading to the front door with a Ring doorbell fitted.

Side

To the side of the property is a double-width driveway giving access to the double garage, along with external spotlights and a wall-mounted electric car-charging point.

Rear

To the rear of the property is a private, enclosed and landscaped garden featuring a decking area, outdoor tap with hose extension, external lighting, a shed, decorative pebbled sections, a lawn and a variety of plants and shrubs. There is also a side door providing access to the double garage, all enclosed by panel-fenced boundaries.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, OFNL, Virgin Media
Broadband Speed - Ultrafast available - 1800 Mbps (download) 900 Mbps (upload)
Phone Signal – Good 4G / 5G coverage
Electricity – Mains Supply
Water – Mains Supply
Heating – Air Source Heat Pump
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Very low risk
Non-Standard Construction – No
Other Material Issues – No
Any Legal Restrictions - No

DISCLAIMER

Council Tax Band Rating - South Derbyshire District Council - Band F
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold
Service Charge in the year marketing commenced (£PA): £137.50

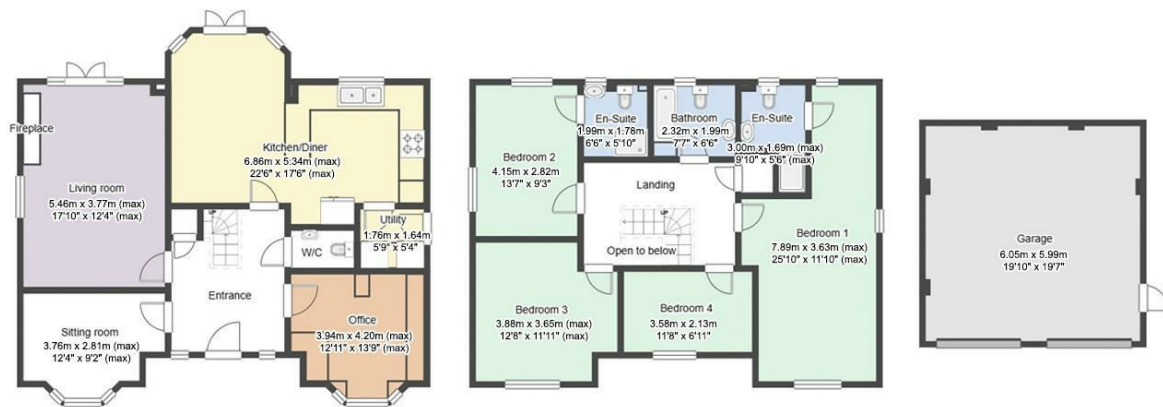
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		92	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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This floorplan is for illustrative purposes only.

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