Boxall Brown & Jones

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12 Mountfield Way, Boulton Moor, Derby, DE24 5AN

Offers Over £290,000

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An attractive and spacious four bedroom with en suite, detached family home enjoying a pleasant position on a private driveway and featuring a modern kitchen, conservatory and a recently landscaped garden.

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DIRECTIONS

Approaching from Shardlow Road (A6) running between Alvaston and the A50 roundabout, turn right at the mini island onto Bembridge Drive, left at the nest island onto Colwell Drive then third left into Mountfield Way, the subject property will be found a short distance on the right accessed off a private driveway.

The gas centrally heated and UPVC double glazed accommodation which is smartly presented throughout comprises, entrance lobby, cloakroom, versatile additional reception room (formally integral garage,) spacious lounge with open plan access into a dining room leading into a modern fitted kitchen and conservatory. To the first floor, a landing gives way to four well proportioned bedrooms, three with fitted wardrobes, the main also with en suite, there is finally the family bathroom.

Externally, there is a wide frontage providing off road parking whilst to the rear, there is a recently landscaped garden with artificial turf, seating areas, water feature and side shed.

This impressive family home is located close to the many and useful local amenities within Alvaston including grocery stores, schools, public houses and parks, along with ease of access to the city centre and A50 quickly connecting to East Midlands airport and other regional towns and cities.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

Attractive composite and glazed front door, tiled floor.

CLOAKROOM

Low level WC and wash basin, laminate flooring, extractor fan and radiator.

LIVING ROOM

15'9" x 7'1" (4.80m x 2.16m)

An additional reception room with wooden flooring, front facing UPVC double glazed window with vertical blinds, media connections and radiator.

LOUNGE

17'8" x 10'5" (5.38m x 3.18m)

A spacious room having a fireplace with inset electric fire, front facing UPVC double glazed window with vertical blinds, laminate flooring, media connections, radiator, stairs to first floor and open plan access into:

DINING ROOM

10'4" x 8'7" (3.15m x 2.62m)

With ample space for a dining table and chairs, laminate flooring, radiator and with sliding doors into:

CONSERVATORY

10'9" x 9'6" (3.28m x 2.90m)

A large addition to the property having a brick base with UPVC double glazed windows

with Vertical blinds, French doors and attractive pitched roof and a tiled floor with underfloor heating.

KITCHEN
10'11" x 8'7" (3.33m x 2.62m)
A very well appointed quality kitchen having an excellent range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled splashback, ceramic sink and drainer, electric oven with gas hob and extractor fan over, integrated dishwasher and washing machine, space for an American style fridge freezer, attractive composite and glazed door to garden, slate effect vinyl flooring, UPVC double glazed window and radiator.

FIRST FLOOR

LANDING
With loft access and airing cupboard.

BEDROOM ONE
14'7" x 8'9" (4.45m x 2.67m)
A generous bedroom with built in wardrobes, UPVC double glazed window to the front elevation and radiator.

EN-SUITE
5'8" x 5'5" (1.73m x 1.65m)
Appointed with a shower cubicle with electric shower and screen, wash handbasin and low-level WC, UPVC double glazed window, extractor fan and radiator.

BEDROOM TWO
10'6" x 9' (3.20m x 2.74m)
A second double bedroom having fitted wardrobes and rear facing UPVC double glazed window overlooking the garden, radiator.

BEDROOM THREE
8'8" x 5'10" (2.64m x 1.78m)
A good sized bedroom with fitted wardrobes, rear facing UPVC double glazed window and radiator.

BEDROOM FOUR
8' x 7' (2.44m x 2.13m)
UPVC double glazed window, radiator. A perfect study or child's bedroom.

BATHROOM

8'4" x 5'1" (2.54m x 1.55m)

Fitted with a white three piece suite comprising a panelled bath with handheld shower attachment, wash basin and low-level WC, vinyl flooring, UPVC double glazed window, extractor fan and radiator.

OUTSIDE

Externally, there is a wide frontage providing off road parking for several vehicles whilst to the rear, there is a recently beautifully landscaped garden with artificial turf, seating areas, water feature and side shed with power as well as an external power supply.

COUNCIL TAX BAND D

FREEHOLD

Road Map

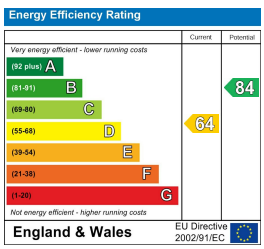
Hybrid Map

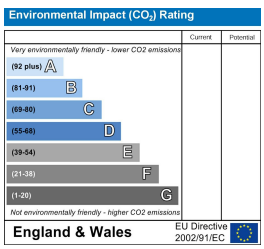
Terrain Map

Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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