



Willow Croft, Boulton Moor Derby DE24 5AH

welcome to

Willow Croft, Boulton Moor Derby

This modern five bedroom detached residence occupies a cul-de-sac location in this sought after area of Boulton Moor and would make a great home for the larger family. The property is immaculately presented throughout and features three reception rooms and a generous plot.



Entrance Hallway

UPVC entrance door and windows to front, understairs storage cupboard radiator, stairs leading to the first floor and doors leading to;

Guest Cloakroom

Fitted with low level wc, pedestal wash hand basin, wall mounted heated towel rail, tiling to floor and obscure UPVC window to side.

Lounge

15' 1" x 11' 8" (4.60m x 3.56m)
UPVC bay window to front, coving to ceiling and radiator.

Dining Room

11' 2" x 11' (3.40m x 3.35m)
UPVC patio doors leading to the rear garden, coving to ceiling and radiator.

Sitting Room

16' 9" x 8' 4" (5.11m x 2.54m)
UPVC windows to front and side and radiator.

Fitted Kitchen

14' 1" x 8' 11" (4.29m x 2.72m)
Fitted with a range of matching wall and base units, rolled edge working surface, one and a half bowl sink and drainer unit, integrated double electric oven, five ring gas hob with extractor hood over, wine rack, integrated dishwasher, useful appliance space, complementary tiling to walls and floor, spot lights to ceiling, UPVC window to rear and doors leading to;

Utility Room

7' 10" x 5' 11" (2.39m x 1.80m)
Fitted with a range of matching wall and base units, rolled edge working surface, stainless steel sink and drainer unit, space and plumbing for washing machine and tumble dryer, complementary tiling to wall and UPVC door leading to the rear garden.

First Floor Landing

Doors leading to:

Master Bedroom

14' 8" x 13' 1" (4.47m x 3.99m)
UPVC bay window to front, fitted wardrobes, radiator and door leading to;

Ensuite

Fitted with a double walk in shower with glass splash screen, low level wc, vanity sink unit, complementary tiling to walls and floor and obscured UPVC window to side.

Bedroom Two

11' 4" x 11' 1" (3.45m x 3.38m)
Two UPVC windows to front and radiator.

Bedroom Three

11' 6" x 11' 1" (3.51m x 3.38m)
UPVC window to rear, fitted wardrobes and radiator.

Bedroom Four

9' 9" x 7' 6" (2.97m x 2.29m)
UPVC window to rear and radiator.

Bedroom Five

7' 6" x 5' 10" (2.29m x 1.78m)
UPVC window to rear and radiator.

Bathroom

Fitted with white suite comprising panelled bath with shower and splash screen, low level wc, vanity sink unit, wall mounted heated towel rail, complementary tiling to walls and floor, spotlights to ceiling and obscure UPVC window to side.

Outside

To the front of the property there is a generous driveway which provides off road car standing for multiple vehicles. The rear garden is mainly laid to lawn and features paved and timber decked seating areas, play area with playground rubber chipping's and is enclosed by timber fencing.

Agents Note

The property is fitted with solar panels. Please speak to a member of the team for more details.



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Willow Croft, Boulton Moor Derby

- Detached Residence
- Three Reception Rooms
- Fitted Kitchen and Utility Room
- Five Bedrooms
- En-Suite Shower and Family Bathroom

Tenure: Freehold EPC Rating: B

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY116624 - 0006

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