

5 Sandal Close, Boulton Moor, Derby, DE24 5BX

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Offers Around £420,000

Freehold

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- Spacious & Well-Proportioned
- Ideal for a Family
- Entrance Hall & Fitted Guest Cloakroom
- Good Size Lounge
- Open Plan Living Kitchen
- Five First Floor Bedrooms plus Two Bathrooms
- Bedroom One with En-Suite
- Enclosed Rear Garden
- Double Width Driveway & Garage
- Convenient Location





## Summary

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A most impressive, substantial, five bedroom, modern, detached residence, recently constructed in a popular and convenient location.

Ideal for a large family, the property is double glazed and gas central heated with spacious entrance hall, fitted guest cloakroom, lounge and open plan living kitchen to the rear of the property. The first floor landing leads to a principle bedroom with en-suite shower room, four further good sized bedrooms and bathroom.

To the rear of the property is a pleasant, enclosed rear garden featuring lawn enclosed by timber fencing. To the front of the property is a lawned fore-garden with pathway and a double width driveway giving access to an integral garage.

# F&C



## The Location

The property's location in Boulton Moor is particularly convenient for excellent transport links, including the A50 and M1 motorway as well as East Midlands Airport. There are a good range of amenities locally in nearby Alvaston and Chellaston with shops, facilities and schools. Other places of interest include Elvaston Castle country park offering some delightful walks.

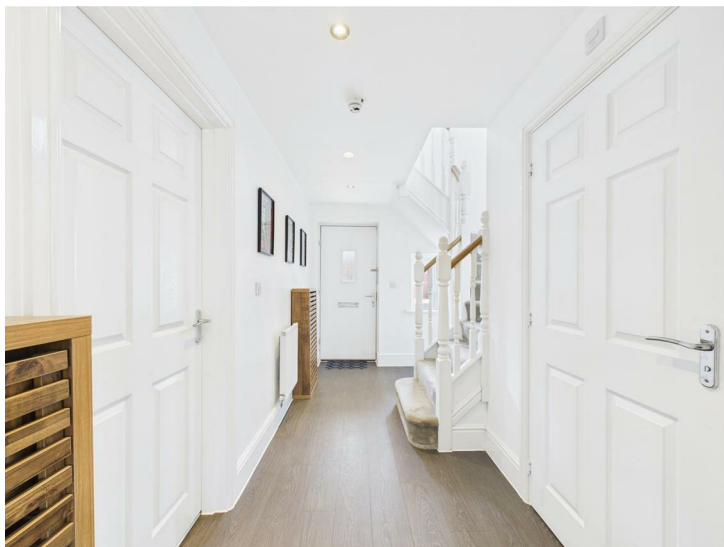
## Accommodation

### Ground Floor

#### Entrance Hall

13'11" x 5'2" (4.25 x 1.60)

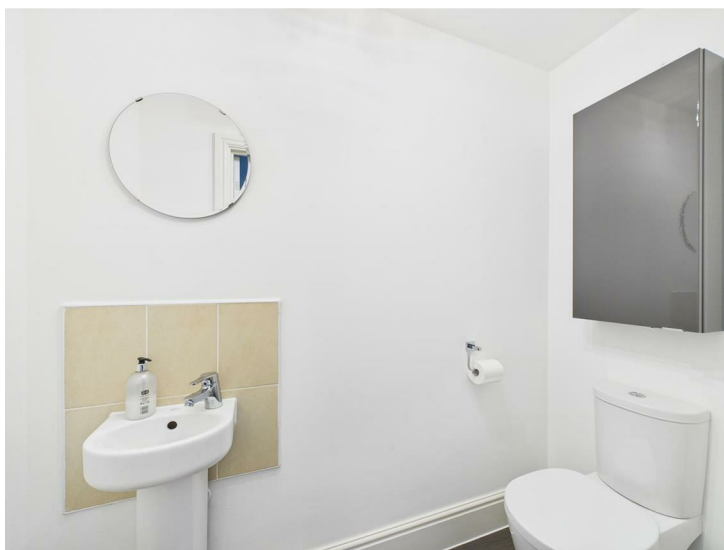
A panelled entrance door with glazed inset provides access to good sized hallway with central heating radiator and staircase to first floor with understairs cupboard.



#### Fitted Guest Cloakroom

6'8" x 2'11" (2.05 x 0.91)

Appointed with a low flush WC, pedestal wash handbasin, tiled surrounds and central heating radiator.



### **Lounge**

17'7" x 11'10" (5.38 x 3.62)

A good sized room with feature fireplace incorporating an electric fire, central heating radiator and double glazed window to front.



### **Open Plan Living Kitchen**

31'6" x 10'5" (9.62 x 3.19)

Located to the rear and being the full width of the property with views over the garden and featuring a lounge/dining area and kitchen area.



### Lounge/Dining Area

With central heating radiator, recessed ceiling spotlighting and two sets of French doors to the garden.



### Kitchen Area

Featuring quartz worktops extending to breakfast bar, matching upstands, inset sink unit with mixer tap, gloss finished base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over and built-in oven and grill beneath, appliance space suitable for large fridge freezer, integrated dishwasher and washing machine, central heating radiator, recessed ceiling spotlighting and double glazed window to rear.



### **Spacious Landing**

14'5" x 5'3" (4.41 x 1.62)

Having a central heating radiator, access to loft space, recessed ceiling spotlighting, balustrade and two double glazed windows to front.



### **Bedroom One**

12'2" x 11'8" (3.73 x 3.56)

With central heating radiator, double glazed window to front and door to well-appointed en-suite.



### **Well-Appointed En-Suite Shower Room**

7'9" x 6'3" (2.38 x 1.93)

Appointed with a low flush WC, pedestal wash handbasin, shower cubicle, chrome towel radiator and double glazed window to side.





### **Bedroom Two**

11'2" x 10'0" (3.41 x 3.06)

Having a central heating radiator and double glazed window to rear.



### **Bedroom Three**

10'9" x 10'1" (3.29 x 3.09)

With central heating radiator and double glazed window to front.



### **Bedroom Four**

12'1" x 8'8" (3.69 x 2.66)

Comprising central heating radiator and double glazed window to rear.



### **Bedroom Five**

11'5" x 8'0" (3.49 x 2.46)

Having a central heating radiator and double glazed window to rear.



### **Bathroom**

8'5" x 6'4" (2.59 x 1.94)

Appointed with a white suite comprising low flush WC, pedestal wash handbasin, bath, separate shower cubicle, chrome towel radiator and double glazed window to side.





### Outside

The property benefits from a pleasant, lawned, fore-garden with adjacent pathway and double width tarmac driveway providing ample off-road parking and access to an integral garage. To the rear of the property is a sizeable plot with patio, lawn, timber fencing, security lighting and shed.



### Garage

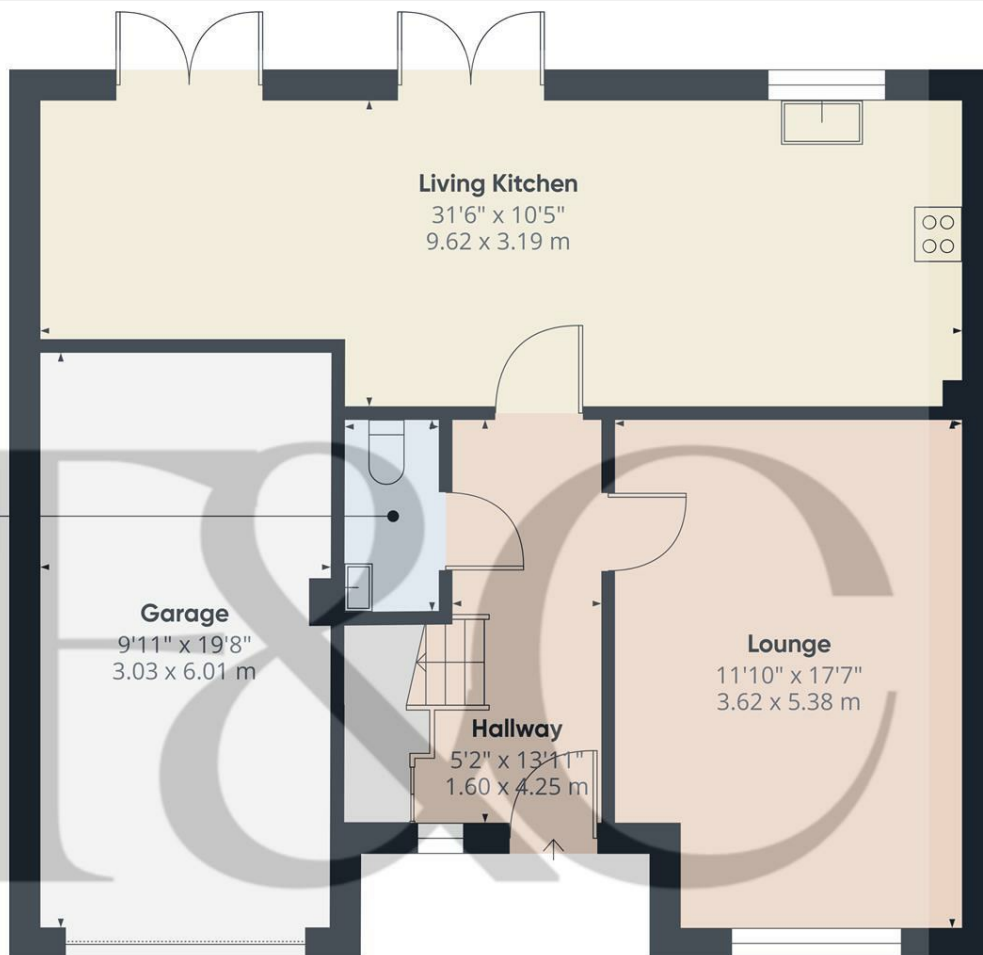
19'8" x 9'11" (6.01 x 3.03)

With up and over door.

### Management Fees

Please note, we have been informed by the vendor that there is an annual estate service charge of £130/year. Should you proceed with the purchase of this property this must be verified by your solicitor.

### Council Tax Band E



Floor 0

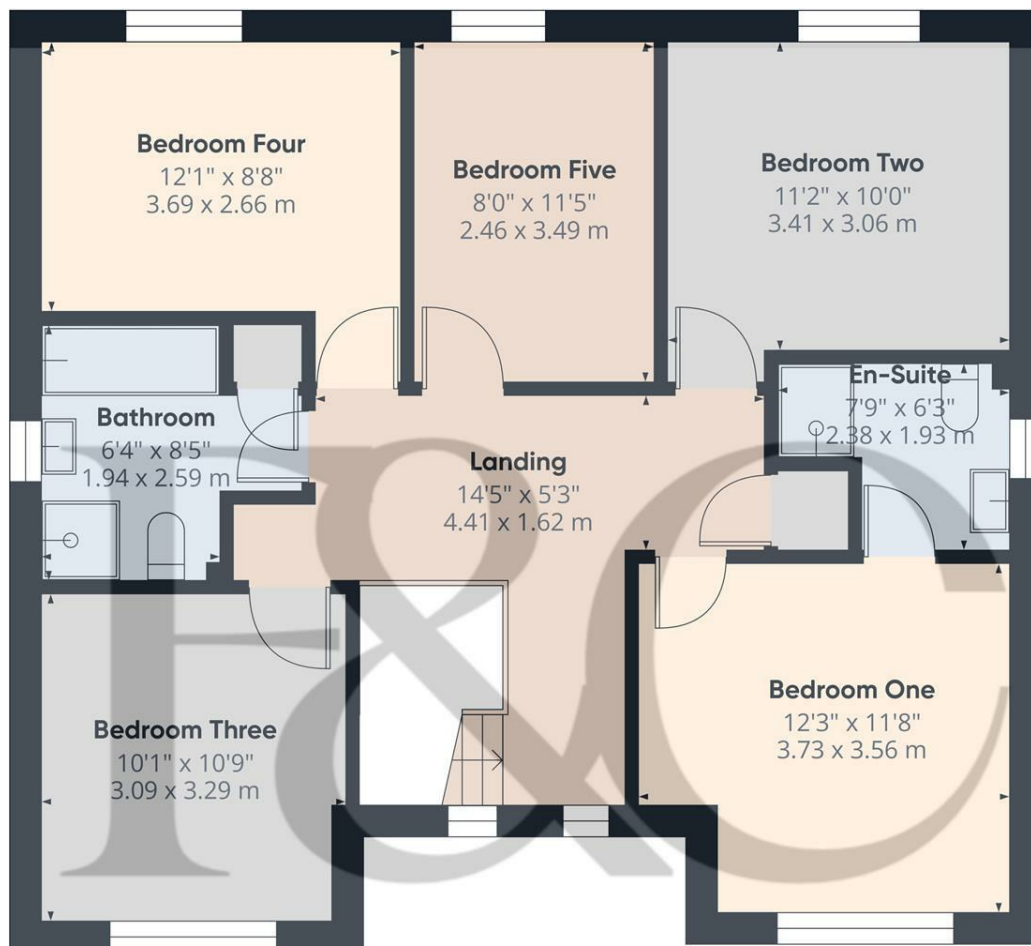
Approximate total area<sup>(1)</sup>

832 ft<sup>2</sup>  
77.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area<sup>(1)</sup>

801 ft<sup>2</sup>  
74.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Council Tax Band: E  
Tenure: Freehold

