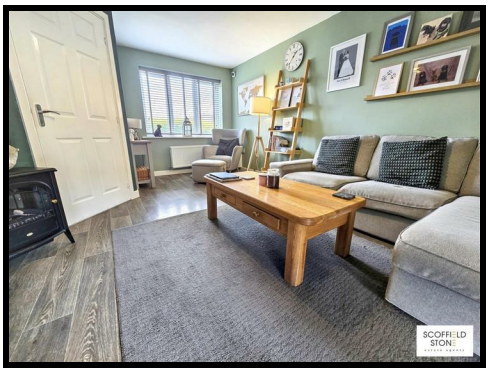
SCOFFIELD STONE
estate agents



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Sold

38 Ashton Drive, Boulton Moor, Derby, DE24 5DB

£230,000

A well presented three bedroom semi detached home in a pleasant Boulton Moor cul de sac, offering allocated parking, enclosed landscaped garden, en suite, guest cloakroom and solar PV panels. Ideal for first time buyers, downsizers and investors, with convenient access to Derby, Alvaston and Chellaston.

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Sales: 01283 777100
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38 Ashton Drive, Boulton Moor, Derby, DE24 5DB

Summary Description

Positioned within a pleasant cul de sac in Boulton Moor, 38 Ashton Drive is a well presented three bedroom semi detached home offering practical, modern living space, allocated parking and an attractive enclosed rear garden. Built in 2019 and still within its NHBC warranty period, the property is likely to appeal to first time buyers, downsizers and investors looking for a freehold home in a convenient residential setting close to Derby.

The accommodation extends to approximately 75 square metres (805 square feet) and includes an entrance hall, comfortable front facing lounge and a well appointed kitchen/diner to the rear, with French doors opening directly onto the garden. The kitchen provides fitted storage, integrated oven, gas hob, extractor and space for further appliances. A useful guest cloakroom completes the ground floor. Upstairs, there are three bedrooms, including a principal bedroom with en suite shower room, together with a family bathroom and landing storage. Externally, the home benefits from two allocated parking spaces, a landscaped rear garden with patio, decorative gravel areas, a powered summerhouse and a pleasant outlook towards a public pathway and balancing ponds. Rear roof mounted solar PV panels also help generate electricity during daylight hours, with the system being grid connected and currently without battery storage.

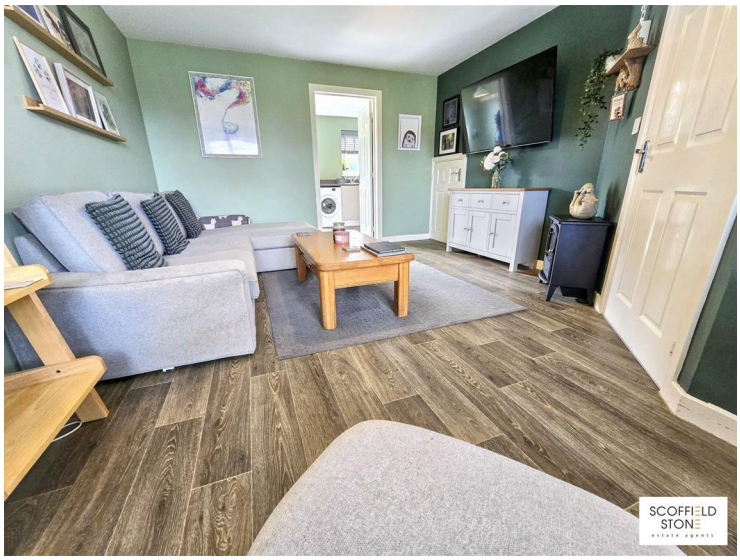
Boulton Moor is a popular residential location offering convenient access to local amenities, schools and everyday services in nearby Alvaston, Chellaston and Derby city centre. The area is well placed for road links including the A6, A50, A52 and wider commuter routes, while Derby railway station provides rail connections to major regional and national destinations.

Entrance Hall

A welcoming entrance to the home, featuring wood effect cushion flooring, a part obscure glazed composite front entrance door and radiator.

Lounge

11'11 x 17'2 (3.63m x 5.23m)



A bright and comfortable living space, finished with wood effect cushion flooring and enjoying a front aspect UPVC double glazed window. The room also benefits from a radiator, TV point and telephone point.

Kitchen/Diner

15'2 x 8'9 (4.62m x 2.67m)

Positioned to the rear of the property, this well appointed kitchen and dining space provides a practical and sociable setting, with UPVC double glazed French doors opening directly to the garden, together with an additional rear aspect UPVC double glazed window allowing for plenty of natural light. The kitchen is fitted with a range of wall and floor units, complemented by wood effect roll edge worktops, an inset stainless steel sink with drainer, vegetable preparation area and chrome mixer tap. Integrated appliances include an electric oven with gas hob and chimney style extractor hood, while there is also under counter space and plumbing for further appliances. Additional features include ceramic tile effect flooring, a wall mounted gas combination boiler and radiator.

Guest Cloakroom

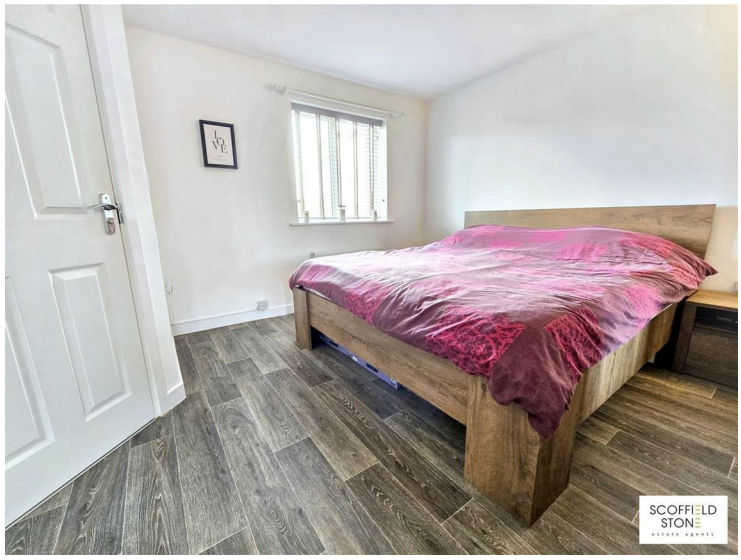
A convenient ground floor cloakroom, fitted with a low flush WC and pedestal wash hand basin with chrome monobloc tap. The room also features wood effect cushion flooring, a front aspect obscure UPVC double glazed window and radiator.

Stairs and Landing

The carpeted staircase rises to the first floor landing, with a wooden spindle balustrade adding a traditional finish. The landing provides access to a useful walk in storage cupboard and roof space.

Bedroom One

12'0 x 12'2 (3.66m x 3.71m)



A well proportioned principal bedroom, enjoying a front aspect

UPVC double glazed window and finished with wood effect cushion flooring. The room also benefits from a radiator and useful over stairs storage cupboard.

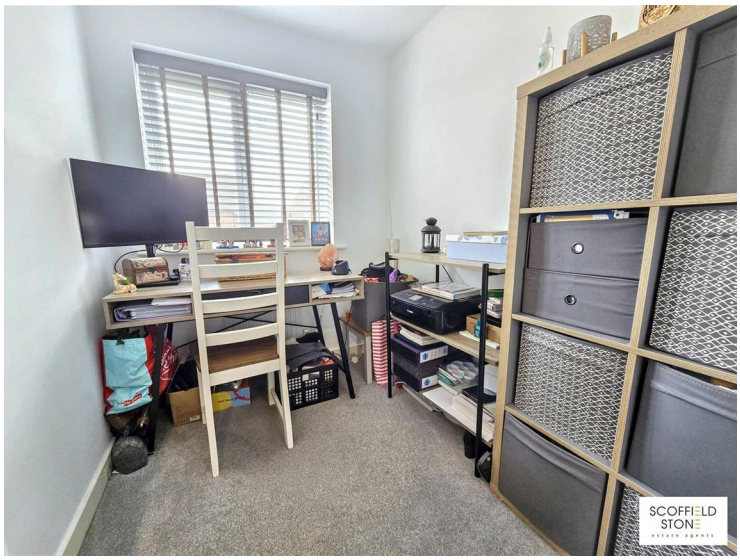
En Suite Shower Room
5'3 x 6'1 (1.60m x 1.85m)

Serving the main bedroom is a practical en suite shower room, featuring ceramic tile effect cushion flooring, tiled splashbacks and a front aspect obscure UPVC double glazed window. The suite comprises a low flush WC, pedestal wash hand basin and single shower enclosure with plumbed shower, complemented by a chrome heated towel rail.

Bedroom Two
9'0 x 7'4 (2.74m x 2.24m)

A comfortable double bedroom, positioned to the rear of the property with a UPVC double glazed window overlooking the garden, carpeted flooring and radiator.

Bedroom Three
5'8 x 7'5 (1.73m x 2.26m)



A further rear facing bedroom, also carpeted and fitted with a UPVC double glazed window and radiator. This room would work well as a bedroom, nursery, dressing room or home office, depending on buyer requirements.

Bathroom
5'11 x 5'11 (1.80m x 1.80m)

The family bathroom is fitted with a bathtub with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome monobloc tap and low flush WC. The room is finished with ceramic tile effect cushion flooring, tiled splashbacks, a side aspect obscure UPVC double glazed window and heated towel rail.

Outside

Frontage and Parking

To the front, the property is approached via a small gravel forecourt with hedged boundary and a short paved pathway leading to the entrance door. Parking is provided by two allocated spaces positioned in front of the house. A particularly attractive feature is the pleasant outlook, with a public pathway and nearby balancing ponds helping to create a more open, nature friendly setting.

Rear Garden

The rear garden offers an enclosed and private outdoor space, thoughtfully landscaped for low maintenance enjoyment. A paved patio provides an ideal area for outdoor seating, with decorative gravel borders and a central gravel pathway leading to a summerhouse at the rear, complete with power. The garden also benefits from a cold water tap, outdoor power socket and gated access to the side passage.

Useful Information

The property was built in 2019 and remains within the NHBC warranty period. It also benefits from rear roof mounted solar PV panels, helping to generate electricity during daylight hours. The system is grid connected and does not currently include battery storage.

Material Information

Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: C
EPC rating: B

The building
End-terrace house, standard brick and block construction
3 bedrooms, 2 bathrooms, 1 reception
Accessibility adaptations: None
Loft: insulated and unboarded, accessed by Hatch on upstairs landing
Outside areas: Front garden and Rear garden

Services
Mains electricity
Solar panels: owned outright
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating, installed 1st Dec 2019
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 great, Vodafone great, Three great, EE great
Parking: Allocated and Off Street
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (DY541732):
No environmental risks recorded
Onward chain: yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Follow the link for the full report:
https://moverly.com/sale/2XLH3RCqXDpzn6NNeHiocR/view

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Buying to Let?

Guide achievable rent price: £1350pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

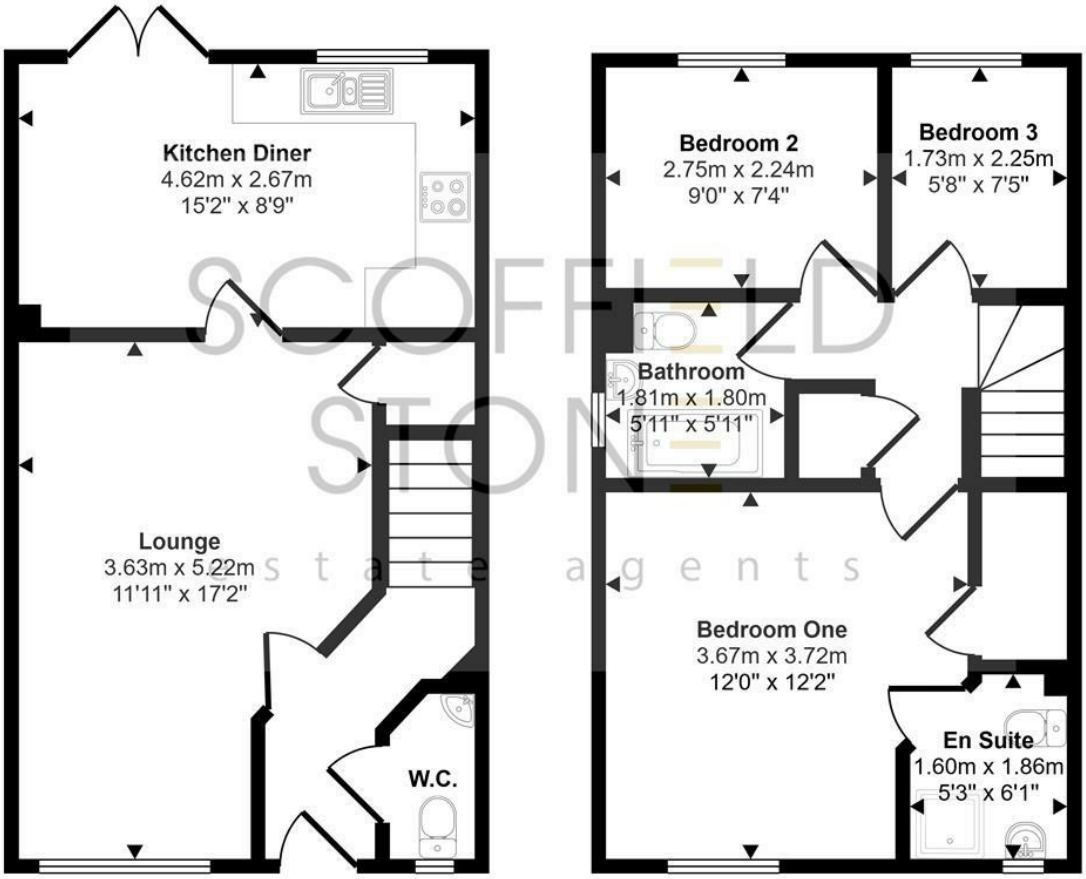
Location / what3words

what3words ///convey.finer.circle

ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.

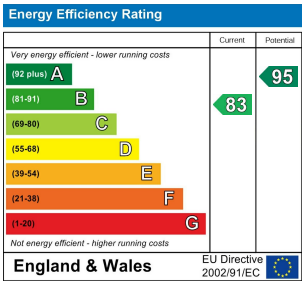
Approx Gross Internal Area
75 sq m / 805 sq ft

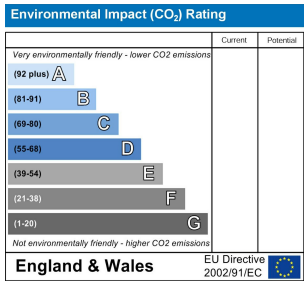


Ground Floor
Approx 37 sq m / 402 sq ft

First Floor
Approx 37 sq m / 403 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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