



**2 Netley Road, Boulton Moor, Derby, DE24 5BB**  
**£209,950**

## ENTRANCE HALL

Stairs to first floor

## LIVING KITCHEN DINING AREA

Kitchen area with matching floor and wall units with work surfaces over, integrated and free standing appliances, open plan to living area. Living area had patio doors to rear gardens and carpet flooring

## CLOAKROOM WC

Low level wc, wash hand basin, tiled splashbacks

## FIRST FLOOR LANDING

Access to bathroom and bedroom areas, carpeted flooring

## BEDROOM

Double glazed window, carpet flooring

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## BATHROOM

Matching white bathroom suite with tiled surrounds

## SECOND FLOOR LANDING

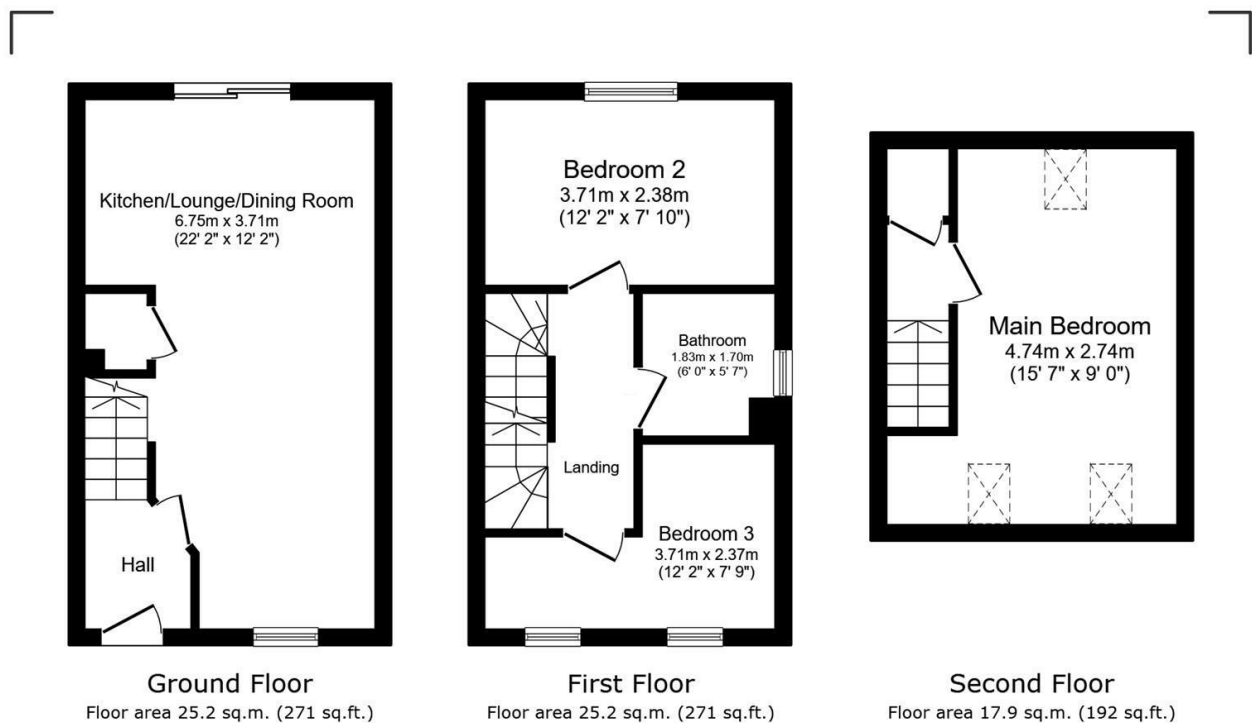
Access to main bedroom

## BEDROOM

Double glazed windows, carpet flooring

## OUTSIDE

The property provides two parking spaces, whilst to the rear is a good-size, low-maintenance, enclosed garden with artificial lawn, decked seating area and fence boundaries.



Total floor area: 68.2 sq.m. (734 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)