



GADSBY  
NICHOLS

9 Chilham Way, Boulton Moor, Derby, DE24 5BA  
£274,250



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A WELL-PRESENTED, MODERN THREE-BEDROOMED DETACHED property, enjoying a favourable corner plot, on a popular residential development within Boulton Moor. Requiring internal inspection to be fully appreciated, the well-proportioned interior has the benefit of gas central heating and UPVC double glazing, and briefly comprises: -

GROUND FLOOR, entrance hall, cloaks/WC, through-lounge dining room with French doors, and modern fitted dining kitchen. FIRST FLOOR, landing, main bedroom with ensuite shower room, a further two bedrooms, and modern bathroom. OUTSIDE, brick single garage, car standing space, front garden, and enclosed side garden. EPC B, Council Tax Band D.

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## THE PROPERTY



A modern, detached residence, where early internal inspection is essential to fully appreciate the well-presented and well-proportioned interior, comprising; entrance hall, cloaks/WC, through-lounge dining room, dining kitchen, main bedroom with ensuite, two further bedrooms, bathroom, single garage with car standing to the front, and front and side gardens.

## LOCATION

The property is situated in the popular suburb of Boulton Moor, within easy access of local amenities, together with more comprehensive amenities within Chellaston and Alvaston to include; day-to-day shopping, doctors and dentist surgeries, places of worship, hair and beauty salons, eateries, public houses, schooling, and leisure facilities. The property is within minutes driving distance of the A50, which in turn affords easy access to the A38 and M1 motorway.

## DIRECTIONS

When leaving Derby city centre by vehicle, proceed east from the Pentagon island on the A52, and after

approximately 0.5-miles take the exit signposted for the ring road, Loughborough and the A6, merge onto Raynesway, continuing onto the A6 Alvaston bypass, then at the next traffic island take the third exit onto Shardlow Road, at the next traffic island take the first exit onto Chellaston Lane, at the next traffic island take the third exit onto Woodsford Drive, left into Netley Road, and right into Chilham Way.

What 3 Words /// [graphics.songbirds.scars](https://www.what3words.com/)

## VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13478.

## ACCOMMODATION

Having the benefit of gas central heating and UPVC double glazing, the detailed accommodation comprises: -

## GROUND FLOOR

### ENTRANCE HALL

Having front door, central heating radiator, and stairs to the first floor with understairs store.

### CLOAKS/WC

Having modern white suite comprising; low-level WC, and pedestal wash hand basin, together with central heating radiator, and UPVC double glazed window.

## LOUNGE

5.61m x 3.10m (18'5" x 10'2")



Having UPVC doubler glazed window to the front, central heating radiator, and UPVC double glazed double French doors providing access to the garden.



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## EXCELLENT DINING KITCHEN

5.64m x 2.87m (18'6" x 9'5")



Comprising: -

## DINING AREA



Having UPVC double glazed window to the front, central heating radiator, UPVC double glazed side window, and opening to the kitchen area for modern, contemporary living.

## KITCHEN AREA



Having modern fittings comprising; six single base units, and drawers, together with integrated stainless steel gas hob with extractor hood and light over, integrated stainless steel electric oven, integrated fridge, integrated freezer, integrate dishwasher, stainless steel sink unit with single drainer, work surface areas, UPVC double glazed door to outside, UPVC double glazed side window, and further single wall unit housing an Ideal gas-fired combination boiler providing domestic hot water and central heating.

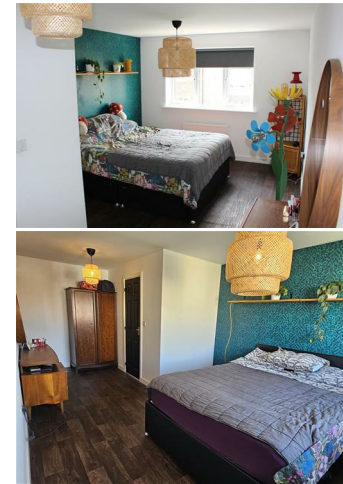
## FIRST FLOOR

### LANDING

Having central heating radiator, UPVC double glazed window, built-in cupboard, and access to the insulated loft space.

## BEDROOM ONE

5.64m x 3.15m max 1.85m min (18'6" x 10'4" max 6'1" min)



Measurements are '18'6" x 10'4" maximum, 6'1" minimum/5.64m x 3.15m maximum, 1.85m minimum'.

Having UPVC double glazed window to the front, and central heating radiator.

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### ENSUITE SHOWER ROOM



Having modern white sanitary ware comprising; low-level WC, pedestal wash hand basin, and wide shower cubicle with shower unit and tiled surround, together with UPVC double glazed window, extractor fan, and central heating radiator.



### BEDROOM TWO

3.28m x 2.57m plus door recess (10'9" x 8'5" plus door recess)



Measurements are 'plus door recess'. Having central heating radiator, and UPVC double glazed windows to the front and side.

### BEDROOM THREE

2.87m x 2.31m (9'5" x 7'7")



Having UPVC double glazed window, and central heating radiator.

### FAMILY BATHROOM



Having white suite comprising; pedestal wash hand basin, low-level WC, and panelled bath with shower over and tiled surround, together with UPVC double glazed window, and central heating radiator.

### OUTSIDE

#### FRONT GARDEN

The property enjoys a corner plot, fronting a pedestrian walkway, with front garden having paved pathway and lawns.



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## **SIDE GARDEN**



The main garden is to the side, and is enclosed by brick walling for privacy, having large paved patio, lawn, and gravel areas for easy maintenance.

## **DETACHED SINGLE GARAGE**

Of brick construction, having up-and-over door, electric power and light, and tandem car standing spaces in front.

## **ADDITIONAL INFORMATION**

### **TENURE**

We understand the property is held freehold, with vacant possession provided upon completion.

### **NOTE TO PURCHASERS**

We understand that there is an Estate Management charge of £130 per annum, to cover the cost of the general upkeep of common areas on the estate.

### **ANTI-MONEY LAUNDERING (AML) REGULATIONS**

In accordance with AML Regulations, it is our duty to

verify all Clients, at the start of any matter, before accepting instructions to market their property.

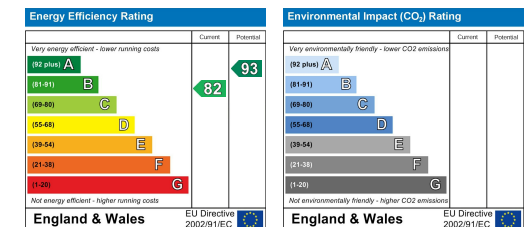
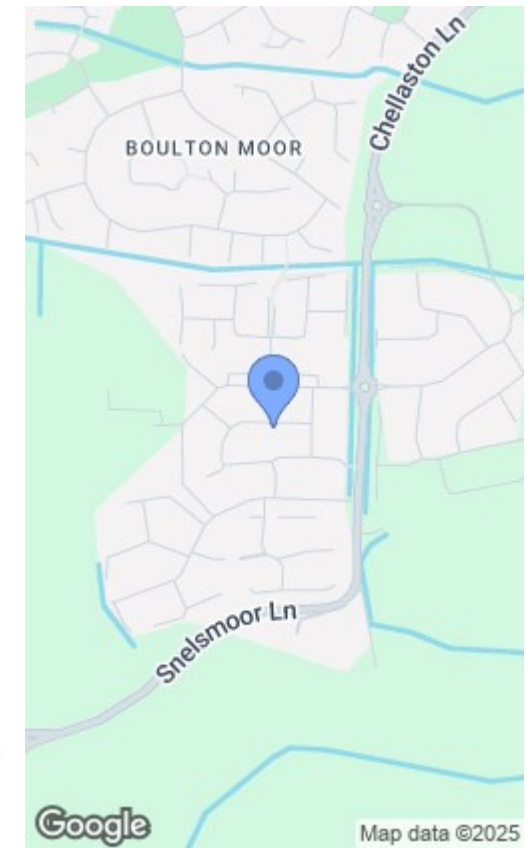
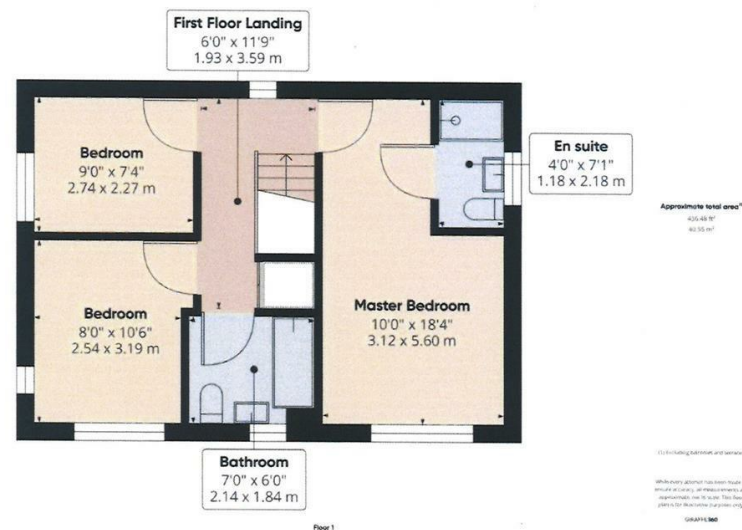
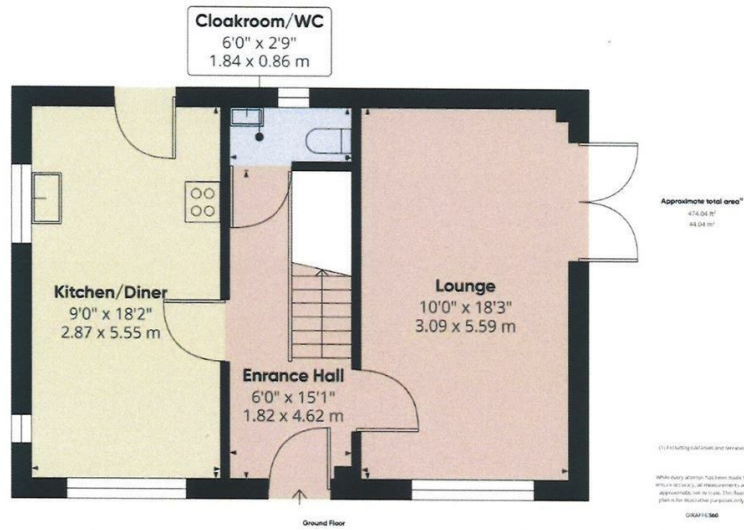
We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13478**



# PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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