



£350,000

Bolehill Close, Derby DE21 2AH

Detached House | 4 Bedrooms | 4 Bathrooms

01773 832355

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

www.derbyshireproperties.com



Step Inside

Key Features

- Detached Family Home
- 4 Bedrooms & 4 Bathrooms
- Corner Plot Position
- Modern Estate Location
- x2 En-Suite Bathrooms
- Driveway & Detached Garage
- Open Plan Kitchen/Diner
- Ideal Family Purchase
- Cloakroom & Utility Room
- COUNCIL TAX BAND D

Property Description

An opportunity to purchase this beautifully presented four bedroom detached family home offering accommodation over three floors.

Main Particulars

Derbyshire Properties are delighted to introduce for sale this four bedroom detached family home located in the highly sought after area of Oakwood close to Derby. The property offers accommodation over three floors and briefly comprises of:- entrance hallway, cloakroom/WC, living room, open plan kitchen/dining room and utility. To the first floor a landing leads to 3 bedrooms, family bathroom, and en-suite facility. The second floor master bedroom also has a en-suite shower. Externally, the property is positioned on a corner plot with a private garden to the front, side and rear aspect with elevated views. We recommend the property would ideally suit families and an early internal inspection should be undertaken to avoid disappointment.

Ground Floor

Entrance Hall

1.46m x 3.95m (4' 9" x 13' 0") Entered via composite door from the front elevation with double glazed window to the side elevation, wall mounted radiator, staircase to 1st floor landing.

Living Room

3.87m x 3.67m (12' 8" x 12' 0") Double glazed window to the front elevation, wall mounted radiator, TV point, LTV wood effect floor covering

Cloakroom/WC

0.92m x 1.62m (3' 0" x 5' 4") With low-level WC, corner mounted pedestal wash hand, part tiling to walls, tiled floor covering and ceiling mounted extractor fan.

Kitchen/Diner

5.50m x 2.81m (18' 1" x 9' 3") Kitchen area - mainly comprising of a range of wall and base mounted matching units with modern flat edged worksurface incorporating a one and a half bowl stainless steel sink drainer unit with mixer taps. Integrated electric oven, 4 ring gas hob with stainless steel extract canopy over, integrated dishwasher, space for fridge/freezer and wall mounted radiator.

Dining area - with double glazed window to the side elevation and French doors to the rear elevation allowing for access onto the rear garden terrace.

Utility

2.30m x 1.69m (7' 7" x 5' 7") Located off the kitchen and with the continuation of the kitchen base units with modern flat edge worksurface with undercounter space and plumbing for washing machine and dryer. Wall mounted gas combination boiler, wall mounted radiator, LTV floor covering and double glazed door to side elevation.

First Floor

Landing

Accessed via the main entrance hall with double glazed window to the side elevation, secondary staircase to the second floor and internal doors accessing all three bedrooms and family bathroom.

Bedroom 2

3.66m x 3.21m (12' 0" x 10' 6") With double glazed window to the front elevation, wall mounted radiator, TV point. Internal door leads to:-

En-Suite

1.75m x 1.75m (5' 9" x 5' 9") Comprising of a three-piece suite to include WC, pedestal wash hand basin with tiled splashback and shower enclosure with mains fed, shower and attachment over. Double glazed obscured window, tiled floor covering, wall mounted extractor fan and wall mounted radiator.

Bedroom 3

2.84m x 2.82m (9' 4" x 9' 3") (currently used as a dressing room) with double glazed window to the rear elevation, wall mounted radiator and fitted open wardrobes.

Bedroom 4

2.51m x 2.85m (8' 3" x 9' 4") (currently used as a study) with double glaze window to the rear elevation and wall mounted radiator.

Family Bathroom

1.67m x 2.07m (5' 6" x 6' 9") Comprising of a three-piece white modern suite to include WC, pedestal wash hand basin and panelled bath. Part tiling to walls, tiled floor covering, wall mounted radiator, double glaze obscured window and wall mounted extractor fan.

Second Floor

Landing

Accessed via the first floor landing with double glazed window to the side elevation and internal door leading in the :-

Master Bedroom (Bedroom 1)

3.48m x 4.36m (11' 5" x 14' 4") The master suite is located in the roof space and has feature double glazed dormer window to the rear elevation offering elevated views. Wall mounted radiator, attractive part wall panelling and TV point. Internal door leads to:-

En-Suite

1.75m x 1.75m (5' 9" x 5' 9") Comprising of a three-piece suite to include WC, pedestal wash hand basin and shower enclosure with wall mounted electric shower and attachment. Velux window to the rear elevation, extractor fan and wall mounted radiator.

Outside

The property is located upon a corner plot position with a small lawn frontage and side garden. The rear garden offers a paved full width entertaining terrace with outside tap and lighting. Lawn with raised well stocked sleeper borders and fenced/walled boundaries enclose on all sides. The garage is accessed via the side elevation via a driveway that provides parking for 2 to 3 vehicles.

Driveway & Detached Garage

Brick built garage with pitched roof, up and over door and security lighting.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Image not found

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



Image not found

Telephone: 01773 832355

 **DERBYSHIRE
PROPERTIES**
= RAMPOL LIMITED =

www.derbyshireproperties.com