

Sevenlands Drive, Boulton Moor, Derbyshire, DE24 5AD
£475,000





**** EXECUTIVE AND MUSH IMPROVED FAMILY HOME **** FOUR BEDROOMS THREE BATHROOMS **** NEW HIGH SPECIFICATION OPEN PLAN LIVING & DINING KITCHEN WITH BI FOLD DOORS

ONTO THE GARDEN **** This is an impressive fully modernised property in a highly regarded location. In brief the property offers an entrance hallway, re-fitted cloakroom, lounge, dining room and a conservatory. New open plan living kitchen diner with an island breakfast bar and bifold doors onto the garden. Four first floor bedrooms, MASTER BEDROOM WITH AIR- CONDITIONING, two en suites with under floor heating, and all with built in wardrobes, new fitted family bathroom. Great size plot with ample parking and a good size landscaped rear garden. INTERNAL VIEWING IS A MUST TO FULLY APPRECIATED THE QUALITY OF THIS HOME.



HALL

Composite entrance door into the hallway with stairs to the first floor under the stair storage cupboard, wood effect flooring, radiator and access to -

CLOAKROOM

New fitted suite offering a vanity sink unit with wash hand basin and cupboard under, low flush WC, radiator, half tiled walls and tiled floor.

LOUNGE

Double doors from the hallway, radiator, upvc double glazed window to the front elevation and doors into the conservatory.

CONSERVATORY

Brick base, upvc double glazed windows and doors onto the garden, radiator.

DINING ROOM

Upvc double glazed bay window to the rear elevation, radiator and wood effect flooring.

LIVING KITCHEN DINER

New high specification open plan living and dining kitchen with fitted wall mounted, base and drawer units with Quartz work surfaces, breakfast bar and sink unit.

Integrated fridge freezer, dishwasher, tumble dryer, washing machine. Two upright contemporary radiators, upvc double doors to the side and bifold doors onto the garden.

FIRST FLOOR LANDING

Double storage cupboard, airing cupboard, loft access and doors to -



BEDROOM I

Built in wardrobes with sliding mirror doors, radiator, upvc double glazed window to the front elevation, air-conditioning unit and door to the ensuite.

EN SUITE

Re-fitted suite offering a fully tiled room with walk-in shower, rainfall head and handheld shower, low flush wc, wash hand basin, upvc double glazed window, under floor heating and contemporary wall mounted radiator.







BEDROOM 2

Built-in wardrobe with sliding mirror doors, radiator, upvc double glazed window and door to the ensuite.

EN SUITE

Re-fitted suite offering a fully tiled room with walk-in shower, rainfall head and handheld shower, low flush wc, wash hand basin, upvc double glazed window, under floor heating and contemporary wall mounted radiator.

BEDROOM 3

Built in wardrobes with mirrored sliding doors, radiator and upvc double glazed window.

BEDROOM 4

Built in wardrobes with mirrored sliding doors, radiator and UPVC double glazed window.

BATHROOM

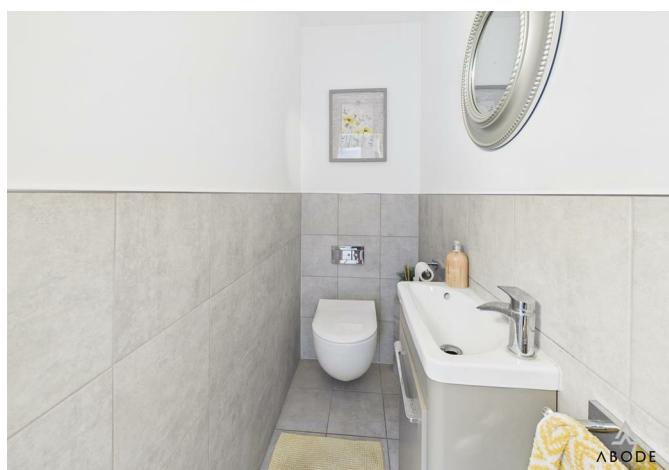
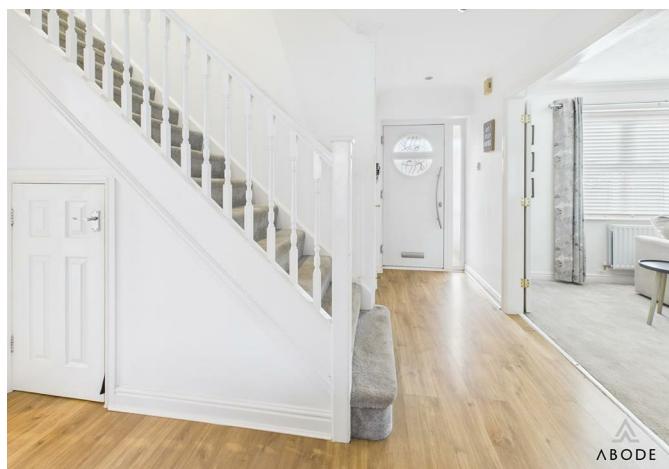
New fitted suite comprising a P shaped panel enclosed bath, low flush WC, wash hand basin, modern radiator and UPVC double glazed window.

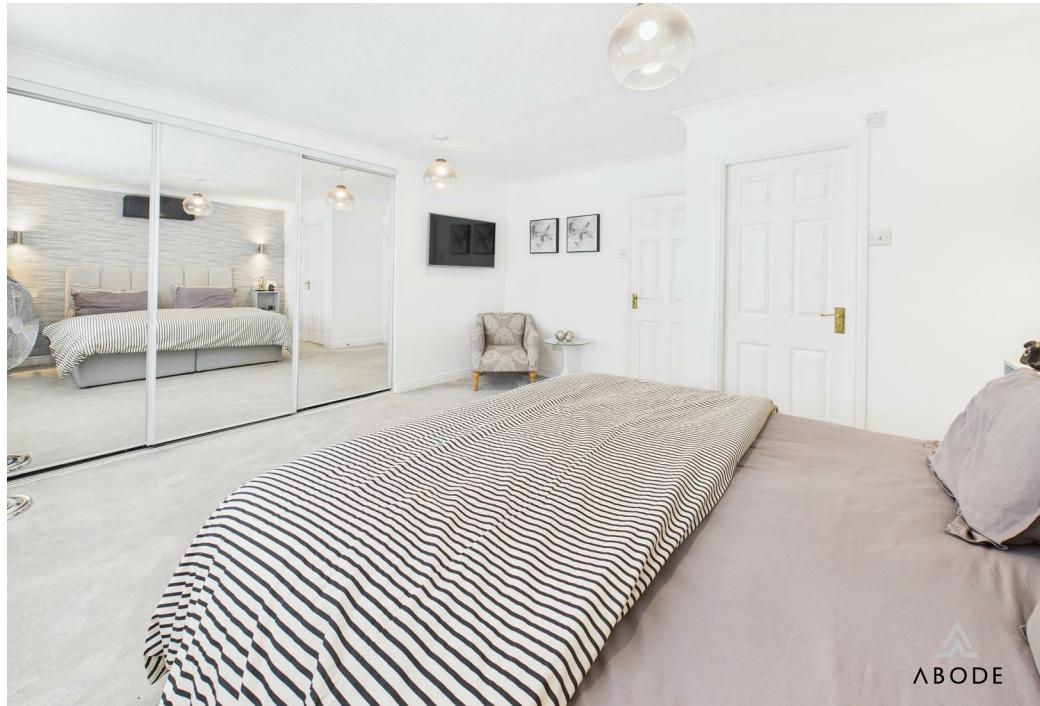
OUTSIDE

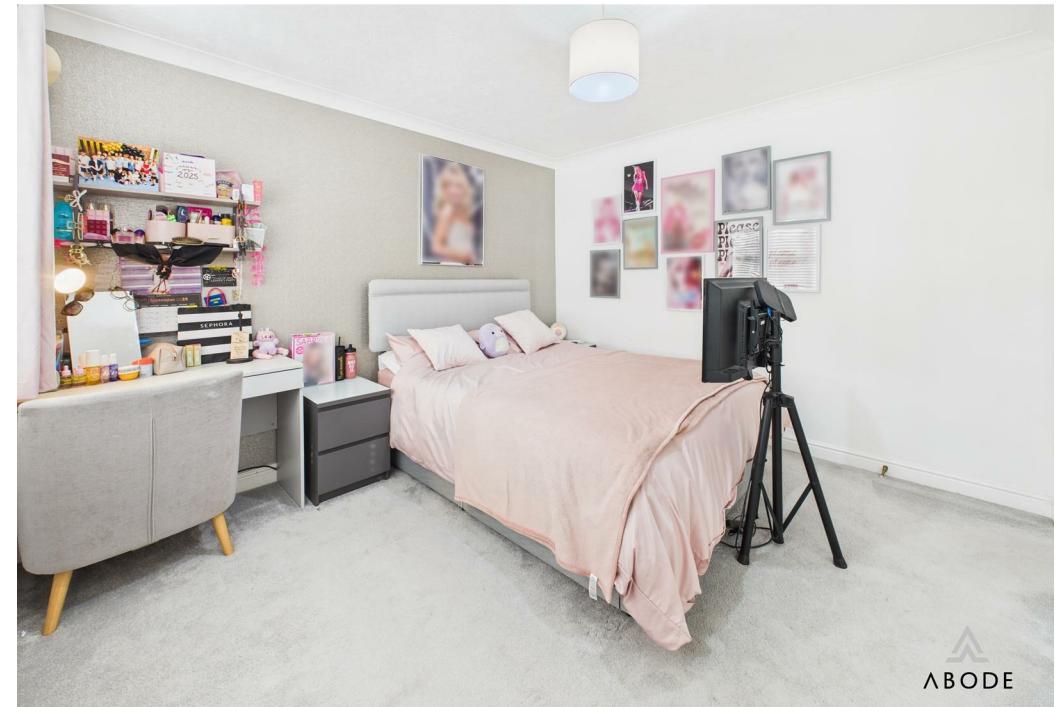
Ample parking to the front for a number of vehicles, motorhome or caravan. Side gated access to the enclosed rear garden offering a good size patio areas and a lawn.

Please note the front of the garages are available for storage with 2 up and over doors, the rear of the garages is now part of the new kitchen.





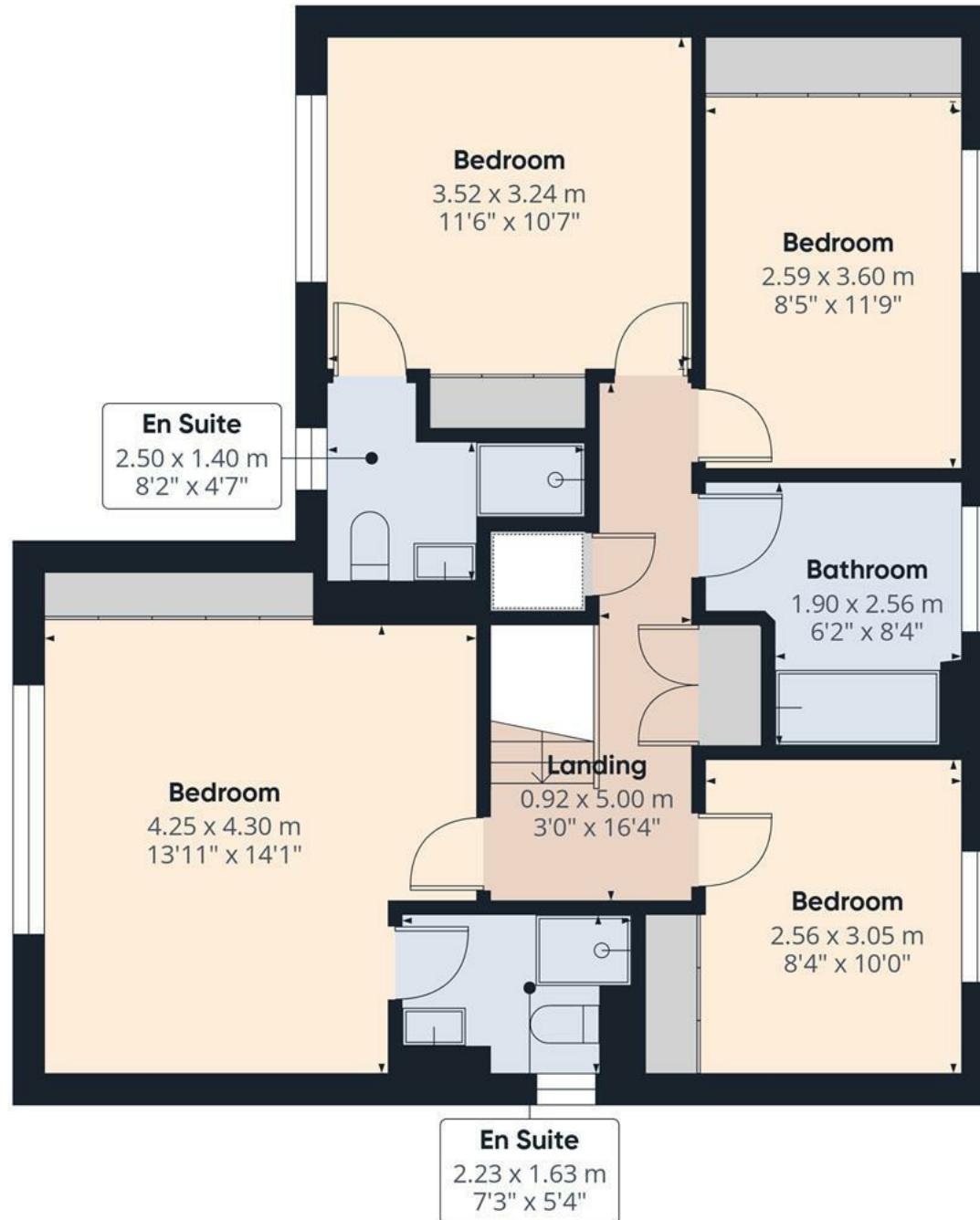












Floor 1

Approximate total area⁽¹⁾

68.6 m²
739 ft²

(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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