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Astwell Gardens
Boulton Moor, Derby
£335,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



DELIGHTFUL POSITION OVERLOOKING A GREEN – A most stylish and beautifully presented double-fronted, four-bedroom detached home, enjoying an attractive open outlook across a green. Constructed by Persimmon Homes in 2021, this ideal family property is situated within the highly sought-after Buttercup Leys development in Boulton Moor. The home offers superb modern fittings and stylish presentation throughout.

The beautifully appointed accommodation briefly comprises: a welcoming entrance hallway; a light and spacious lounge featuring an impressive media wall; a superb open-plan dining kitchen with patio doors opening onto the garden; a separate utility room; and a ground floor WC. To the first floor, the landing leads to four well-proportioned bedrooms and a contemporary family bathroom. The principal bedroom further benefits from a stylish en-suite shower room.

Externally, there is a single-width tarmac driveway providing off-road parking and leading to a detached single garage. To the rear, a delightful south-facing enclosed garden features a porcelain-paved patio, lawn and raised planting beds.





The Detail

A beautifully presented, double fronted four-bedroom home offers stylish, contemporary living throughout.

The property welcomes you via a composite panelled entrance door into a thoughtfully designed ground floor, finished with Karndean-style flooring and panelled internal doors. To the front, the living room features a striking media wall with a built-in electric log-effect fire and LED-lit TV recess, creating a perfect focal point for relaxing evenings. A separate study with built-in storage provides ideal work-from-home space.

The heart of the home is the superb open plan dining kitchen, fitted with grey panelled units, integrated appliances, and French doors opening onto the rear garden – perfect for entertaining. A practical utility room and downstairs WC complete the ground floor.

Upstairs, the spacious primary bedroom features a panelled wall and contemporary en-suite shower room. Three further bedrooms and a stylish family bathroom provide flexible accommodation for families.

Externally, the property benefits from a lawned front garden, driveway parking for two cars, detached garage with power, and a delightful enclosed rear garden with porcelain paved patio, area laid to lawn, raised level planting beds retained by railway sleepers and a further area behind the garage with decorative gravel.







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The Location

Boulton Moor is located close to Alvaston, Elvaston and Chellaston and offers easy access to the Derby Ring Road and A50 and A38 trunk road, which in turn leads to the main M1 motorway network and East Midlands Airport.

Alvaston has a good range of local schools and shopping facilities available close by and Derby City centre is also easily accessed by car or the regular bus services locally and offers a wider range of shopping facilities including the noted Derbion shopping centre, with its major retail outlets and state of the art cinema.

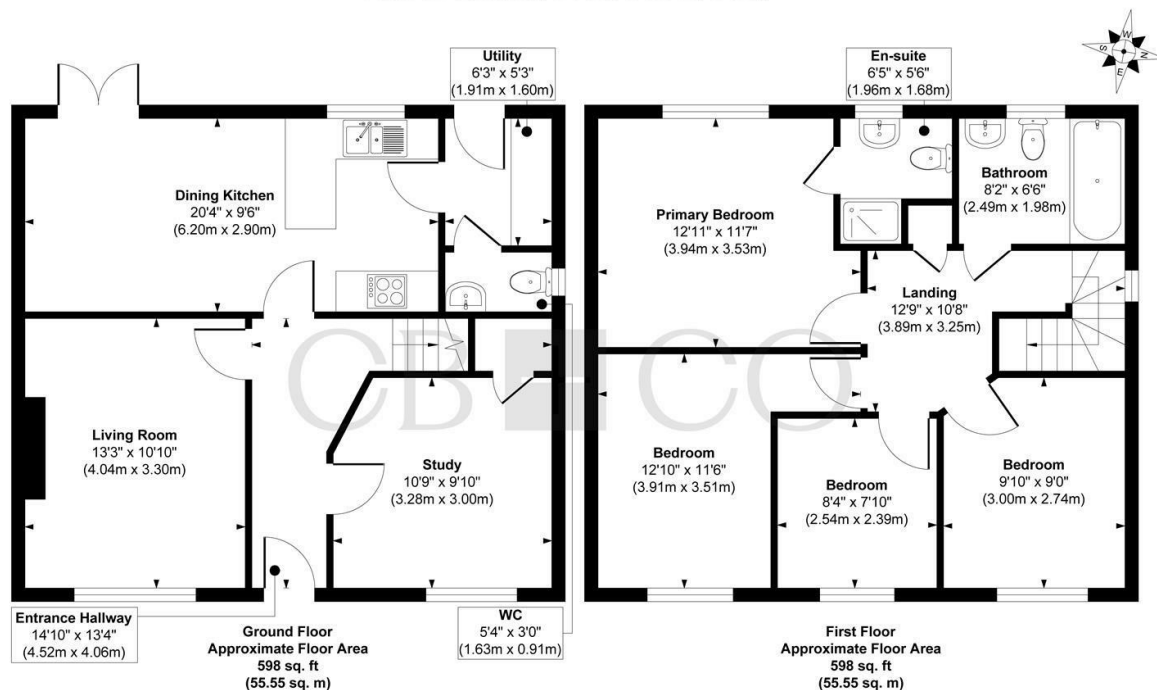
The nearby Elvaston Castle & Country Park provides delightful scenery and walks.







Astwell Gardens, Boulton Moor, Derby



The Particulars

- Immaculate Modern Four Bedroom Detached Home
- Built by Persimmon Homes in 2021 - NHBC Guarantee Remaining
- Delightful Position with a View over a Green
- Entrance Hallway, WC, Utility Room & Study/Snug
- Stylish Living Room with Media Wall
- Superb Open Plan Living Dining Kitchen
- Four Bedrooms, Contemporary Bathroom & Primary Bedroom with En-Suite
- South East Facing Enclosed Rear Garden, Driveway & Single Detached Garage
- Easy Access to Rolls-Royce Sites & East Midlands Airport
- Close to Excellent Local Amenities & Elvaston Castle Country Park

Size

Approx 1196.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

E

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Let's *Talk*

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