ABODE
SALES & LETTINGS

Portchester Drive, Boulton Moor, Derbyshire, DE24 5DT

£205,000



https://www.abodemidlands.co.uk/







**** IMPRESSIVE TWO BEDROOM MODERN PROPERTY ADJACENT TO OPEN SPACE **** In brief the property offers a hall and guest cloakroom, lounge and a dining kitchen with doors onto the garden. Two double bedrooms and a bathroom to the first floor. Double width drive to the front and an enclosed rear garden.

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HALL
Entrance door into the hall with stairs, the first floor, radiator and a door to the lounge and guest cloakroom.

CLOAKROOM
Low flush wc, wash hand basin, radiator and upvc double glazed window.

LOUNGE
UPVC double glazed windows to the front and side elevation, radiator and an under-stair storage cupboard.

KITCHEN DINER
Fitted wall mounted, base and draw units with work surfaces and a sink and drainer unit. Fitted oven and hob with extractor fan, integrated fridge freezer, uovc double glazed window and doors onto the garden.

FIRST FLOOR LANDING
Loft access.

BEDROOM I
Two upvc double glazed windows, radiator, air conditioning, and a storage cupboard. Two parking spaces to the front.

BEDROOM 2
Upvc double glazed window and radiator.

BATHROOM
Panel enclosed bath with a shower and shower screen. Wash hand basin, low flush wc, radiator and a uovc double glazed window.

OUTSIDE
Double width drive for 2 cars to the front and the rear offers a lawn and a side gate.






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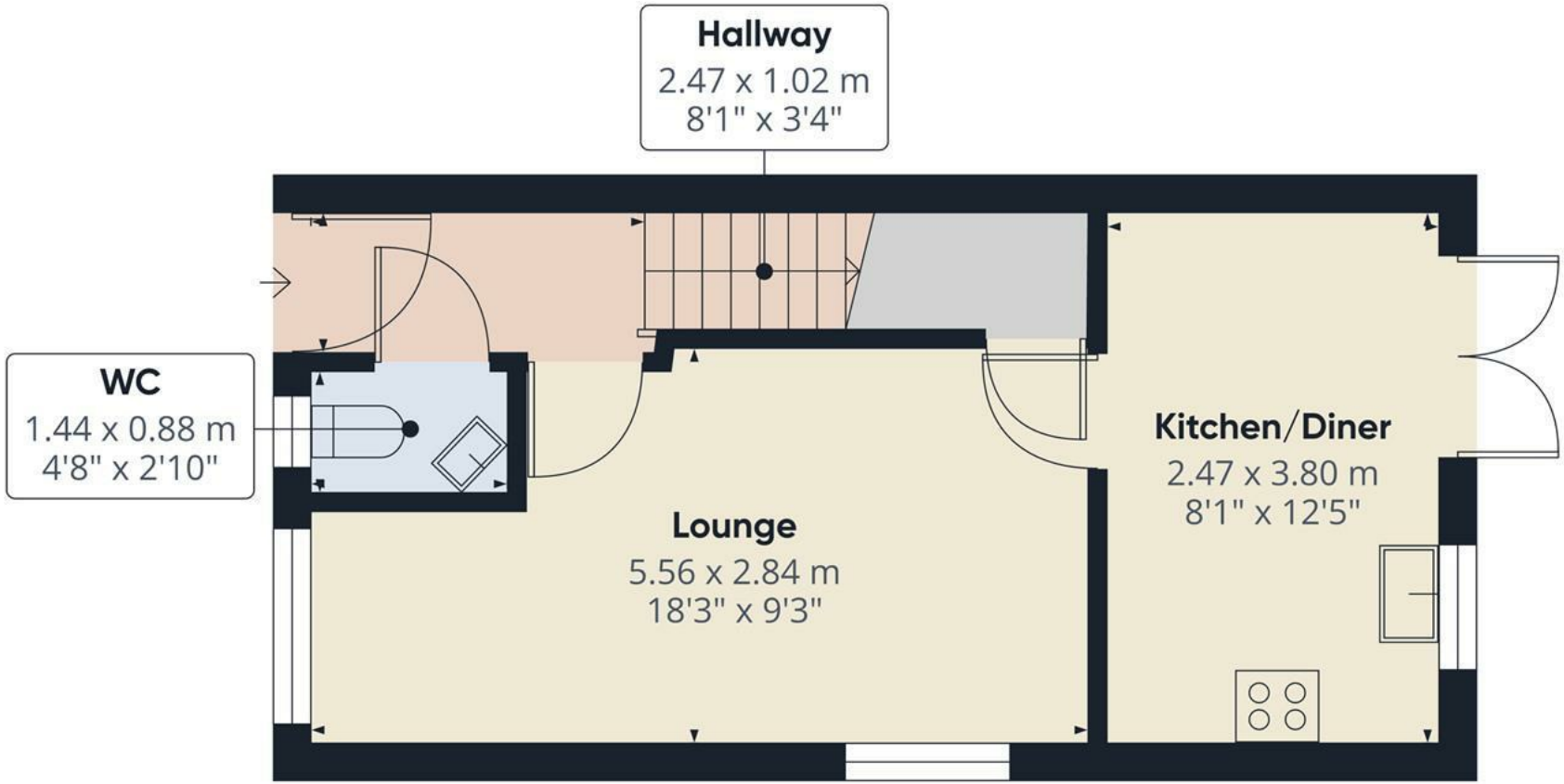

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Approximate total area(1)

30.5 m²

328 ft²

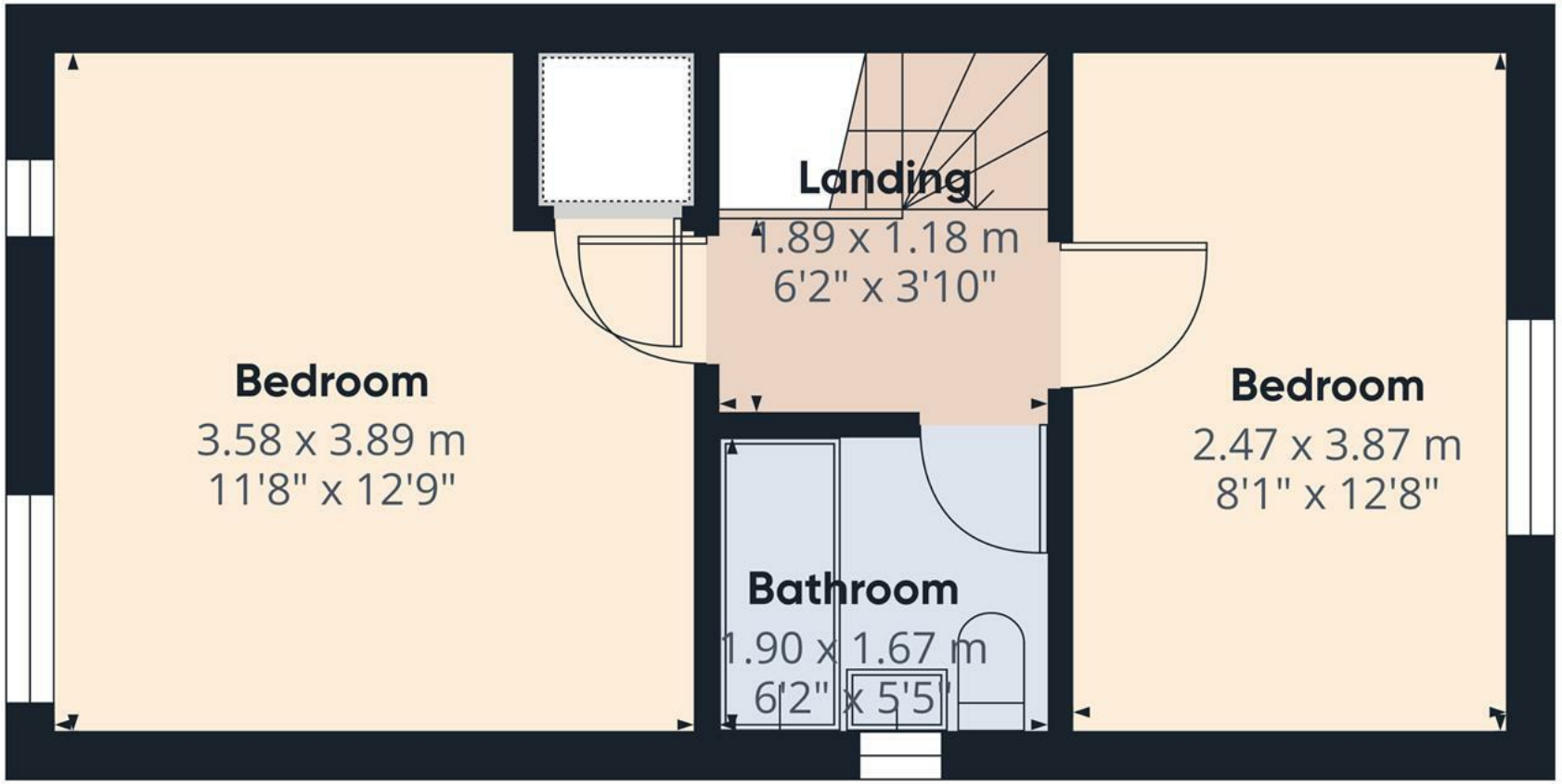
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

S E W N

Floor 0



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Approximate total area(1)

27.9 m²

300 ft²

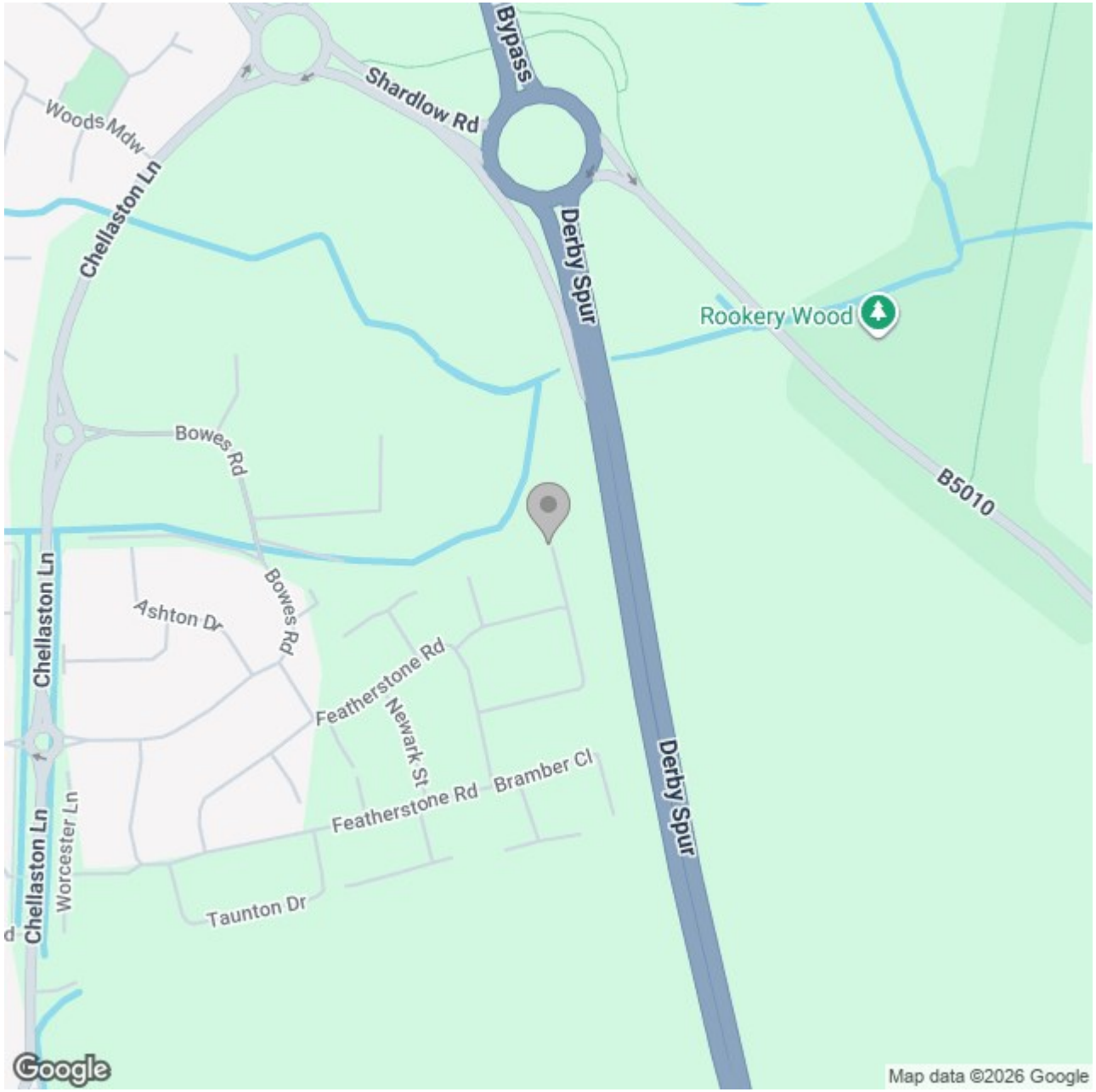
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S E W N

Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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