

Mill Hill, Boulton Moor

aksresidential.com

£275,000



This property at a glance:



1



3



2



2



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Watch the video



Mill Hill, Boulton Moor



Mikaela says:

"I love the placement of this home. Tucked away on a driveway shared with just a few other homes, you're off the road and tucked away behind some lovely trees to the front of the home. Outside to the front you can access the single garage and there's tandem parking for 2 vehicles. Downstairs, the property provides plenty of living space for the family! The living room is a bright and spacious area and flows through into a lovely dining area."

The conservatory can be accessed from here too. A great space which helps bring the outdoors, in! The kitchen is equipped with under counter appliances and looks out onto your lovely private garden. Upstairs, there are two good sized double rooms and a single room, all of which offer plenty of floor space for furniture, with bedroom 1 benefitting from an en-suite. Outside, tall trees and mature borders make the garden feel private. There's plenty of space for sheds and outdoor furniture too!"



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Did you spot...

This fantastic home is off the road and tucked behind some lovely trees



A message from the seller:

"I have enjoyed living in this house particularly because of its quiet location down a secluded drive . However I have now decided to move in with my partner and so decided to sell the house. I have been very happy here and lucky to have had nice neighbours!"

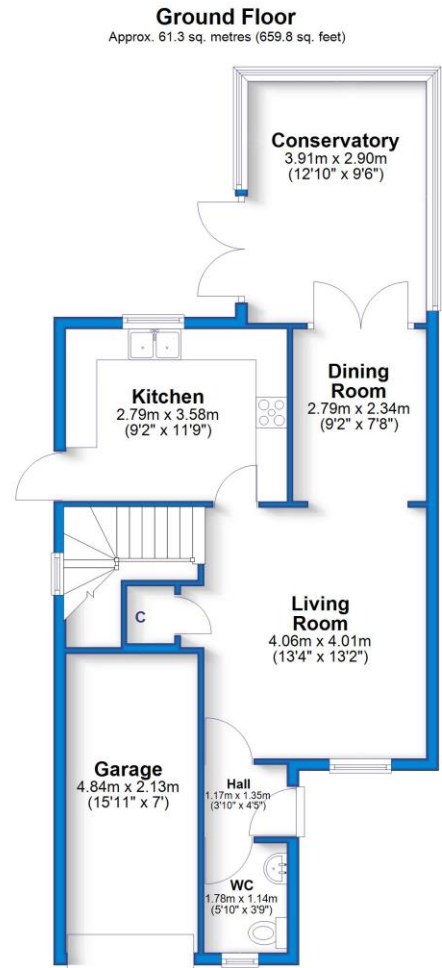




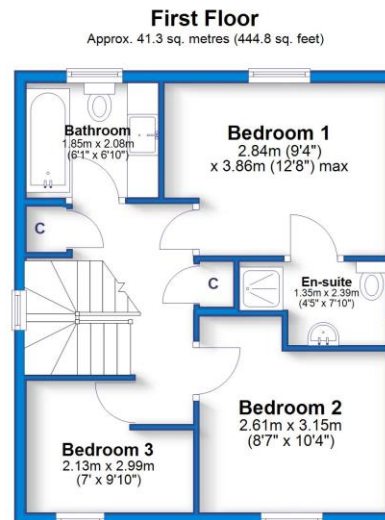
Floor Plan



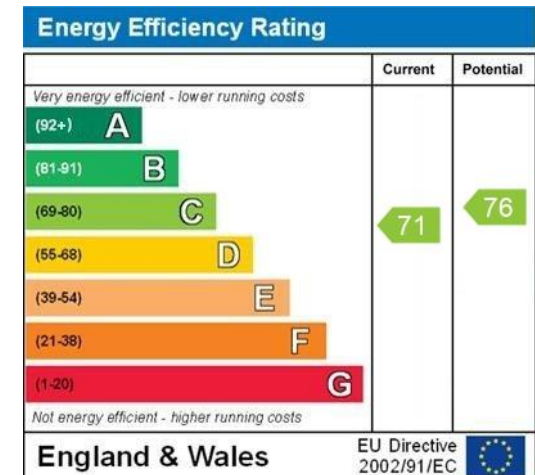
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Total area: approx. 102.6 sq. metres (1104.6 sq. feet)



Energy Performance Certificate





300+ 5 star Google Reviews



Key Features:

- SITUATED ON A PRIVATE DRIVEWAY AWAY FROM THE ROAD
- NO CHAIN
- POPULAR AREA CLOSE TO AMENITIES
- 3 BEDROOM DETACHED HOME
- TANDEM DRIVEWAY PARKING AND SINGLE GARAGE
- EPC RATING C



About the area:

Tucked away on the southeastern edge of Derby, Boulton Moor is a growing, family-friendly community that offers modern convenience with green open spaces, good schools, easy transport links, and a host of local amenities. Boulton Moor is part of a thoughtfully planned development, designed with community in mind. Landscaped play areas make this a welcoming place for families and working professionals. The area continues to evolve with new shops, cafes, and amenities being added as the community grows. Commuters will love the convenience of Boulton Moor's direct access to the A50 and A6, offering easy routes into Derby, Nottingham, Leicester, and beyond. A newly extended bus route connects the estate directly to Derby city centre, Pride Park, and Alvaston. For rail travel, Derby's mainline station is just a short drive away. Nearby Alvaston Park is a local favourite, featuring lakes, sports areas, and riverside trails. For longer countryside adventures, the scenic grounds of Calke Abbey, Kedleston Hall, and Dale Abbey are all within easy reach. Whether it's a cosy pub meal at The Needles or a coffee catch-up at a local café, there are great options close to home. Daily essentials are covered by nearby Co-op and Tesco Express, with further retail and dining choices just a short drive into Alvaston Village or Derby city centre.



Schools:

.Clover Leys Spencer Academy and Oak Grange Primary School are both newly developed schools nearby. Secondary options include the highly regarded Chellaston Academy and Noel-Baker Academy.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to watch the property video

