

# Orchard Close, Boulton Moor

aksresidential.com

£350,000



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This property at a glance:



Watch the video





# Orchard Close, Boulton Moor



## Mikaela says:

"This home certainly has kerb appeal, tucked away at the end of a peaceful cul-de-sac, this bright and welcoming home features a double driveway and a practical integral garage.

You step inside to a spacious hallway offering access to a guest WC and handy downstairs storage. The front-facing dining room flows seamlessly into the living area and conservatory, allowing natural light to stream through from front to back. The conservatory is a fantastic addition to the downstairs space, opening out to a generous, East-facing garden that's beautifully maintained and perfect for enjoying the sun.

The breakfast kitchen, also positioned at the rear, provides ample storage and worktop space, complemented by a separate utility room with space for two washing appliances and additional storage. Side access to the garden is another bonus.

Upstairs, all bedrooms are well-proportioned, with the front bedroom boasting a charming nook ideal for a dressing area. The master bedroom benefits from an en-suite and fitted wardrobes, while the remaining rooms are served by a stylish family bathroom. This would make a lovely family home."



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## Did you spot...

This lovely family home is available with no upward chain



## A message from the seller:

The house is perfect for a family life. We love the fact that the house has lots of storage space - garage, shed, under-stairs storage and the boarded loft space with a pull down ladder. The kitchen and utility room have built-in cupboards. All the 4 bedrooms have fitted wardrobes by Sharps. The kitchen has its own breakfast area, and there is a separate dining room. The downstairs cloakroom is very handy. The main bathroom is designed for relaxing with connection to mood lights and even a speaker. Both the main bathroom and the en-suite showers are power showers. All 3 toilets have douche taps. The airing cupboard has been a real lifesaver especially during the winter months, to dry the laundry quickly. We enjoy spending time in the conservatory, whether watching butterflies and birds in the garden or stargazing at night through the glass roof! Along with the living room TV connection point, there are additional TV connection points in the kitchen, conservatory, master bedroom and also in bedroom 2. The shed on the side of the house can be accessed through both ends, via the front door and rear door. The kitchen cabinets have both under and over lighting fitted. The conservatory is used all year round, being double glazed, throughout. The front driveway easily fits 2 big cars side by side and you may even fit a 3rd one, if needed. There is plenty of parking available in the street, in addition.

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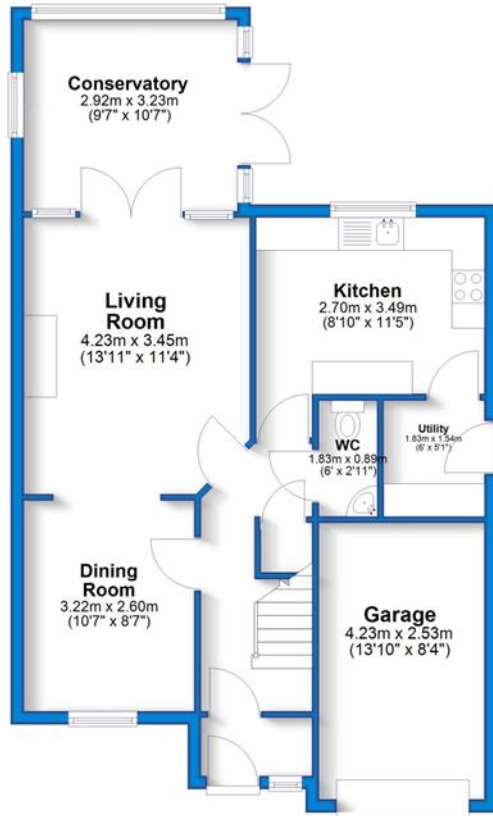


# Floor Plan

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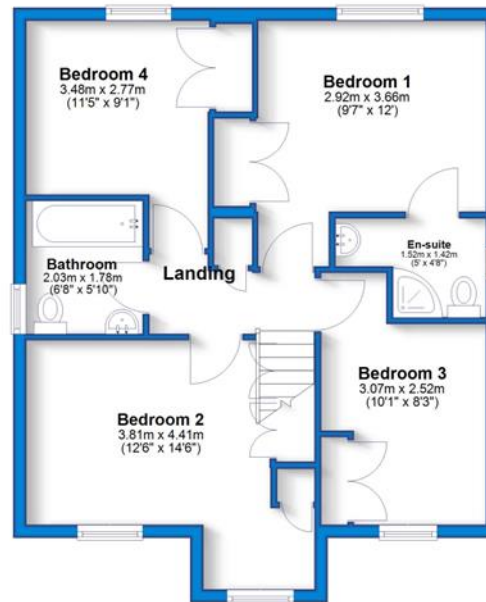
## Ground Floor

Approx. 68.3 sq. metres (734.9 sq. feet)



## First Floor

Approx. 56.0 sq. metres (602.9 sq. feet)



Total area: approx. 124.3 sq. metres (1337.8 sq. feet)



## Energy Performance Certificate

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	78
England & Wales	EU Directive 2002/91/EC	



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## Key Features:

- FOR SALE WITH NO UPWARD CHAIN
- SPACIOUS 4 BEDROOM DETACHED HOME
- GREAT LOCATION WITH FANTASTIC TRANSPORT LINKS
- SIDE BY SIDE PARKING WITH INTEGRAL 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.



300+ 5 star Google Reviews



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



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