

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

57 Colwell Drive Boulton Moor, Derby, DE24 5AA



A rarity on the market - modern four bedroom detached residence incorporating an attached one bedroom Annex and private open plan lounge/kitchen with en-suite

- Niche Property - ideal for multiple generations
 - Spacious and versatile accommodation
- Quiet residential location • Four bedroom detached family home
- Attached one bedroom Annex offering multiple uses with open plan lounge/kitchen and en-suite
 - Easy access to the A50 and Elvaston Castle & Country Park
 - **VIEWING ESSENTIAL**

Offers over £367,000



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GENERAL INFORMATION

This is a rare opportunity to acquire a modern four bedroom detached residence within an attached one bedroom annex.

The main residence comprises, entrance hall, main lounge with feature fireplace, separate dining room, kitchen, utility and study. To the first floor off the landing access is gained to the master bedroom with en-suite, three further bedrooms and a family bathroom.

The Annex is approached by an inter-connecting door leading to entrance hall, spacious open living space/kitchen, double bedroom with en-suite shower room.

The property occupies a big plot with triple width driveway to front, further potential to incorporate lawn, driveway. To the rear is a large garden laid to lawn.

LOCATION

The property's location gives access to excellent amenities including a selection of shops in Alvaston School at all levels, beautiful Elvaston Castle & Country Park together with excellent transport links most notably the A50.

ACCOMMODATION

ON THE GROUND FLOOR

Entrance door provides access to:

ENTRANCE HALL

Radiator, staircase to first floor and door to:

MAIN LOUNGE 5.56m x 4.7m (18'3" x 15'5")

Feature fireplace, two radiators, TV point, laminate flooring, double glazed patio doors to garden and door to:

DINING ROOM 3.38m x 3.02m (11'1" x 9'11")

Radiator, double glazed window to rear and further door to:

UTILITY

Radiator, plumbing for washing machine, door to side and further door to:

KITCHEN 3.66m x 2.46m (12'0" x 8'1")

Marble effect preparation surfaces, tiled surrounds, inset sink unit with mixer tap, fitted base cupboard and drawers, complementary wall mounted cupboard including wine storage, inset gas hob, space suitable for fridge freezer and dishwasher, double glazed window to front.

STUDY 2.62m x 2.13m (8'7" x 7'0")

Radiator, double glazed window to front and door to annex.

ON THE FIRST FLOOR

LANDING

MASTER BEDROOM 3.2m x 3.02m (10'6" x 9'11")

Radiator, built in wardrobes, double glazed window to front, door to:

EN-SUITE SHOWER ROOM

Suite comprising, low flush w.c., wash hand basin, shower cubicle, double glazed window to front.



GUEST BEDROOM TWO 3.51m x 2.77m (11'6" x 9'1")
Radiator, built in wardrobes, double glazed window to rear door to:

EN-SUITE SHOWER ROOM

Low flush w.c., wash hand basin, shower cubicle.

BEDROOM THREE 2.57m x 2.46m (8'5" x 8'1")
Radiator, double glazed window to front.

BEDROOM FOUR 3.05m x 2.13m (10'0" x 7'0")
Radiator, double glazed window to rear.

FAMILY BATHROOM

Suite comprising, low flush w.c., panel bath and pedestal wash hand basin, radiator, double glazed window to side.

ANNEX

ON THE GROUND FLOOR

With its own entrance door from the driveway giving access to:

HALLWAY

Radiator and access to:

OPEN PLAN LIVING KITCHEN 4.7m x 4.55m (15'5" x 14'11")

Comprising:

SPACIOUS LOUNGE/DINING AREA

Radiator, double glazed window and door to garden.

KITCHEN AREA

L-shaped worktop, inset sink unit, gloss finish base cupboard and drawers, complementary wall mounted cupboards, oven with integrated electric hob with

extractor hood over, fridge and freezer, built in washing machine.

DOUBLE BEDROOM 3.3m x 3.28m (10'10" x 10'9")
Radiator, double glazed window to front and door to:

EN-SUITE SHOWER ROOM

Low flush w.c., pedestal wash hand basin, shower cubicle, radiator, double glazed window to side.

OUTSIDE & GARDENS

The property is set back behind a triple width driveway providing ample off-road parking. To the rear is an enclosed garden which is mainly laid to lawn with gate access to the side of the property.

COUNCIL TAX BAND

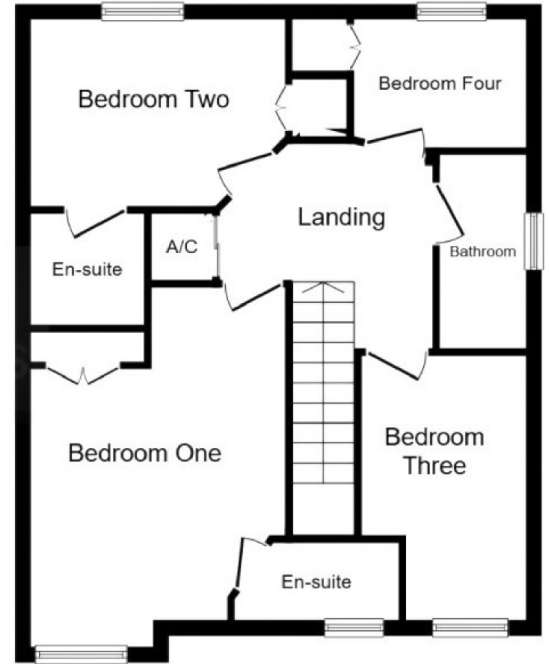
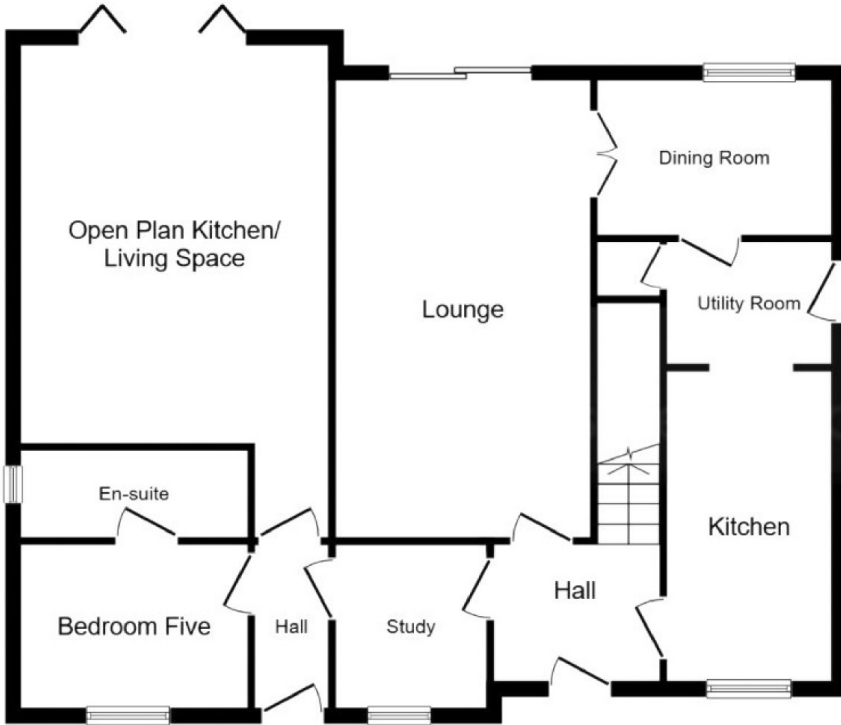
South Derbyshire - E.

DIRECTIONAL NOTE

From Derby proceed out of town heading east along the A52 bearing left onto Raynesway continue along the new Alvaston by-pass along the A6 to the traffic island and double back going back into Alvaston along Shardlow Road. Straight over at the next traffic island and at the third traffic island turn left into Benbridge Drive and left into Colwell Drive where the property will be located on the left hand side as denoted by our 'for sale' board.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (BA/SE).



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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