



Kimbolton Way, Boulton Moor Derby DE24 5AZ

welcome to

Kimbolton Way, Boulton Moor Derby

YOUR DREAM FAMILY HOME AWAITS ON KIMBOLTON WAY! Nestled on a quiet plot in the desirable Boulton Moor area of Derby, this impressive four-bedroom detached home offers the perfect combination of space, style and seclusion.

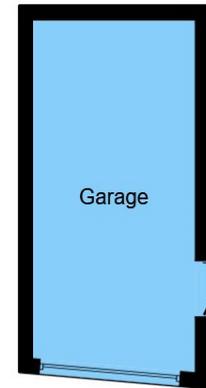




Ground Floor



First Floor



Garage

Lounge
22' 7" x 11' 4" (6.88m x 3.45m)

Dining Room
10' x 8' 9" (3.05m x 2.67m)

Kitchen
13' 5" x 12' 1" (4.09m x 3.68m)

W.C.
6' 2" x 3' 6" (1.88m x 1.07m)

Bedroom 1
13' 3" x 11' 5" (4.04m x 3.48m)

En Suite

Bedroom 2
13' 3" x 10' 2" (4.04m x 3.10m)

Bedroom 3
11' 4" x 8' 11" (3.45m x 2.72m)

Bedroom 4
8' 11" x 8' 9" (2.72m x 2.67m)

Bathroom
7' 9" x 6' 2" (2.36m x 1.88m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Kimbolton Way, Boulton Moor Derby

- Four-bedroom detached home
- Quiet plot with large front lawn, detached garage and off-road parking
- Spacious living room with patio doors
- Newly fitted kitchen
- Master bedroom with en-suite

Tenure: Freehold EPC Rating: B

offers over

£340,000



Nestled on a quiet plot in the desirable Boulton Moor area of Derby, this impressive four-bedroom detached home on Kimbolton Way offers modern living with excellent convenience. With off-road parking, a detached garage, and a large lawned front garden, this 8-year-old property is perfect for families.

Inside, the spacious hallway leads to a large living room, spanning front to rear, with patio doors opening to the garden. A bright dining room sits opposite, along with handy storage and a WC. The newly-fitted kitchen at the rear has modern appliances and access to the driveway and garage. The expansive garden features a lawn and patio, ideal for outdoor gatherings.

Upstairs, the master bedroom enjoys an en-suite and front-facing views, while a second double bedroom also sits at the front. Two further bedrooms and a modern family bathroom complete the first floor, providing ample space for a growing family.

Located in Boulton Moor, this home offers easy access to local amenities, schools, and great transport links into Derby and beyond. A perfect opportunity for modern family living in a peaceful, well-connected area.

view this property online [bagshawsresidential.co.uk/Property/DBY118513](https://www.bagshawsresidential.co.uk/Property/DBY118513)

Please note the marker reflects the postcode not the actual property



Property Ref:
DBY118513 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)