

Kingsway Boulevard, Derby DE22 3YD



welcome to

Kingsway Boulevard, Derby

Perfect for growing families, this modern townhouse on Kingsway Boulevard offers spacious living across three floors. With a driveway, garage, and a stunning open-plan kitchen diner, it boasts four bedrooms, a master suite with a dressing room, and a stylish finish throughout.















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Kitchen/ Diner

17' 1" MAX x 11' 7" MAX (5.21m MAX x 3.53m MAX)

Living Room

17' 1" MAX x 13' 8" MAX (5.21m MAX x 4.17m MAX)

Bedroom 2

10' 11" MAX x 10' 2" MAX (3.33m MAX x 3.10m MAX)

Bedroom 3

10' 11" MAX x 6' 8" MAX (3.33m MAX x 2.03m MAX)

Bathroom

6' 10" MAX x 5' 6" MAX (2.08m MAX x 1.68m MAX)

Master Bedroom

17' 2" MAX x 12' 11" MAX (5.23m MAX x 3.94m MAX)

Dressing Room

11' MAX x 7' 11" MAX (3.35m MAX x 2.41m MAX)

En Suite

7' 8" MAX x 6' 2" MAX (2.34m MAX x 1.88m MAX)

Bedroom 4

10' 7" MAX x 6' 8" MAX (3.23m MAX x 2.03m MAX)

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Kingsway Boulevard, Derby

- Recently built modern townhouse
- Driveway and garage for convenient parking
- Open-plan kitchen diner with double doors to the garden
- Spacious living room on the first floor
- Four well-sized bedrooms across three floors

Tenure: Freehold EPC Rating: B Council Tax Band: C Located on the sought-after Kingsway Boulevard, this recently built townhouse offers contemporary living across three spacious floors. Designed with growing families in mind, the property features a driveway and garage for convenient parking. Upon entering, the welcoming hallway provides access to a downstairs WC and leads into a stunning open-plan kitchen diner, perfect for entertaining. Double doors open to the rear garden, allowing natural light to flood the space.

On the first floor, you'll find a generous living room at the front, offering a cozy retreat, while two well-proportioned bedrooms sit at the rear, alongside a stylish family bathroom. The top floor is home to a luxurious master suite, complete with a dressing room and modern en-suite, as well as an additional bedroom-ideal for a home office or nursery.

Situated in a prime Derby location, Kingsway Boulevard provides excellent access to local amenities, including shopping, dining, and leisure facilities. Families will benefit from well-regarded schools nearby, while commuters enjoy easy links to the A38 and Derby city centre. With a high-quality finish throughout, this home is ready to move into and offers the perfect blend of style, space, and convenience.

offers over **£315,000**









Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref: DBY120308 - 0004 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.

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