



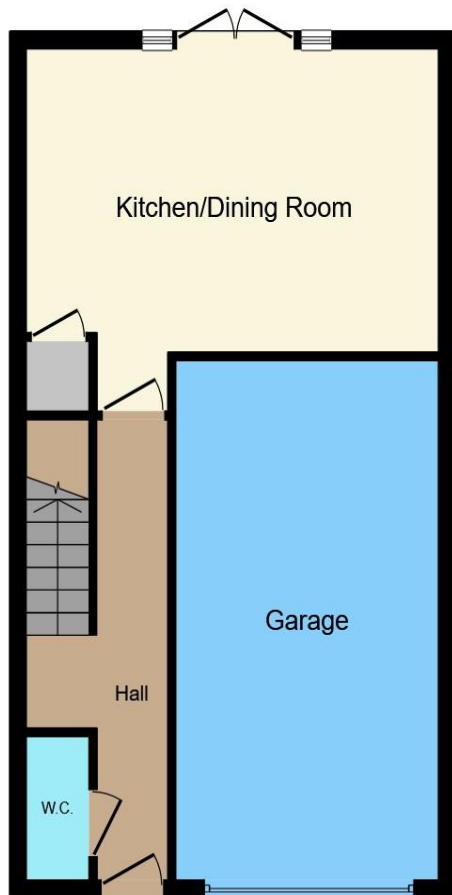
Kingsway Boulevard, Derby DE22 3YD

welcome to

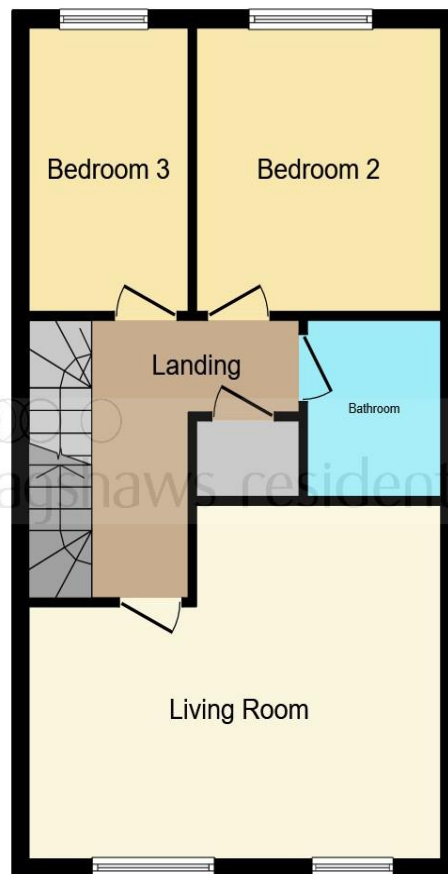
Kingsway Boulevard, Derby

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.

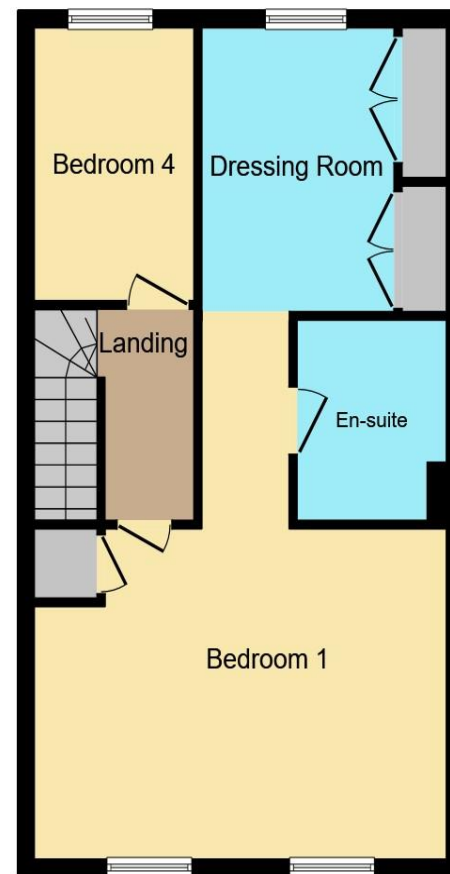




Ground Floor



First Floor



Second Floor

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)

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

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

offers over
£315,000



Please note the marker reflects the
postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY120308](https://www.bagshawsresidential.co.uk/Property/DBY120308)



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.

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)