



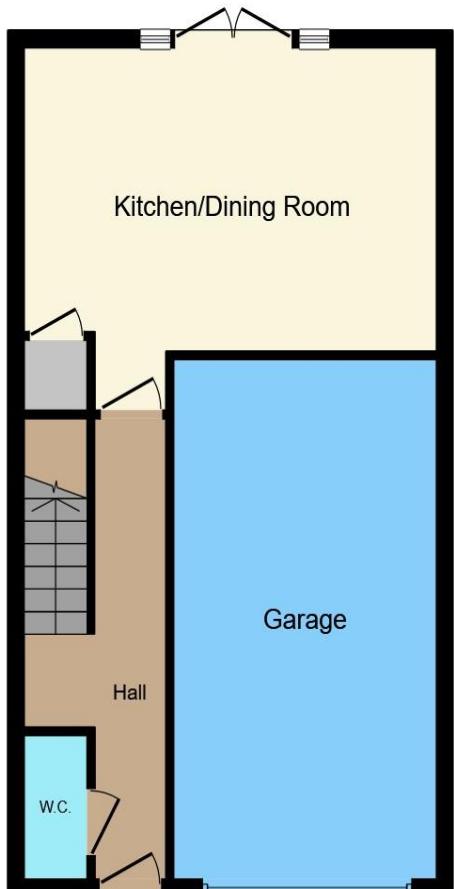
**Kingsway Boulevard, Derby DE22 3YD**

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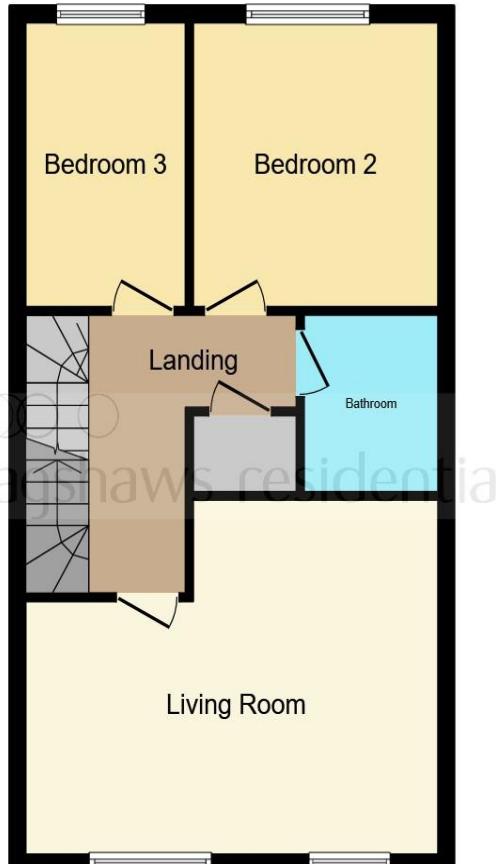
## Kingsway Boulevard, Derby

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.

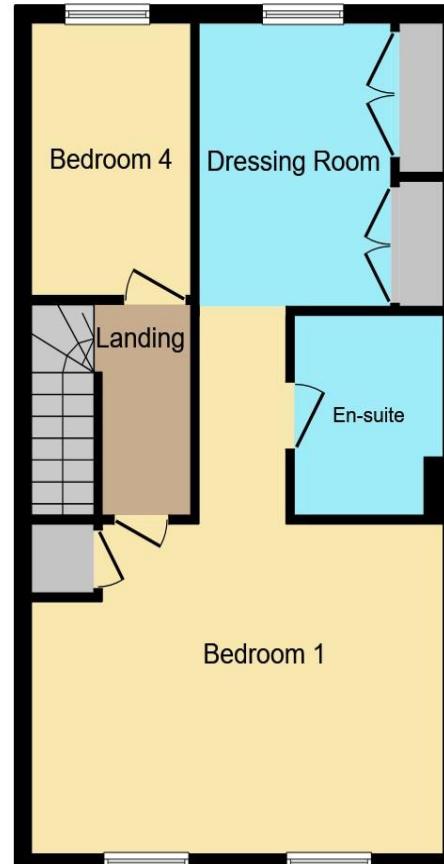




**Ground Floor**



**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](http://www.focalagent.com)

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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

offers over

**£300,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
DBY120308 - 0006

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 bagshaws residential



**01332 361308**



Derby@bagshawsresidential.co.uk



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



**bagshawsresidential.co.uk**