



CURRAN  
BIRDS  
+ CO

Kingsway Boulevard,  
Derby, DE22 3WU  
£1,650pcm



# CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



A beautifully presented four bedroom mid townhouse, located on a modern development in the highly sought-after Kingsway area of Derby. Arranged over three floors, this spacious home offers a stylish blend of contemporary living and practical family spaces. The property features a part furnished layout, including three of the bedrooms and a fully equipped kitchen, with sleek integrated appliances and modern downlighting. With an integrated garage, allocated parking, and a rear garden with both lawn and patio, this property is ideal for professionals and families seeking a move-in-ready home close to local amenities, the hospital, and retail facilities.









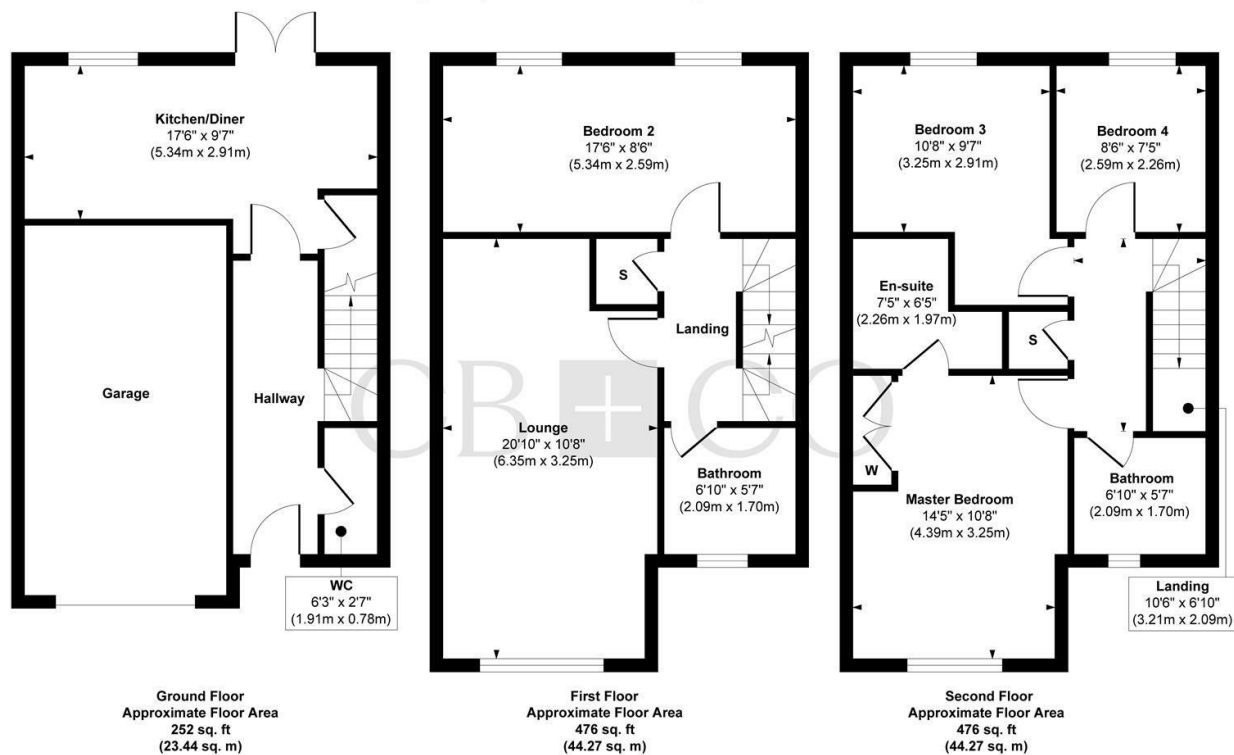
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## Kingsway Boulevard, Derby, DE22 3WU



**Approx. Gross Internal Floor Area 1204 sq. ft / 111.98 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Four Bedroom Mid Townhouse With Modern Finish
- Spacious Lounge Featuring Floor-To-Ceiling Window
- Part Furnished Layout With Three Bedrooms Furnished
- Stylish Kitchen Diner With Integrated Appliances
- French Doors Leading To Rear Garden With Lawn And Patio
- Principal Bedroom With Built-In Wardrobes And En-Suite Shower
- Contemporary Family Bathroom With Shower Over Bath
- Integrated Garage And Allocated Parking
- Prime Location Close To Royal Derby Hospital And Kingsway Retail Park
- Perfect Home For Families, Professionals, And Move-In-Ready Tenants

*Size*

Approx sq ft

*Energy Performance Certificate (EPC)*

Rating B

*Council Tax Band*

D

# CURRAN BIRDS + CO

Let's *Talk*

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