



33 Kimbolton Way, Boulton Moor, Derby, DE24 5AZ

£315,000



Situated within the highly sought after Boulton Moor development, this is a beautifully presented four bedroom property which offers modern living in a convenient and well connected location.



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The thoughtfully designed accommodation provides a comfortable and stylish living environment, with well portioned rooms and contemporary finishes throughout. Internally the accommodation briefly comprises an entrance hall with staircase leading to the first floor, ground floor cloakroom, delightful lounge with French doors leading to the garden, dining kitchen with integrated appliances and ground floor study. To the first floor are four good sized bedrooms, the master bedroom with en-suite and a family bathroom.

Outside the property benefits from a lawned garden which is private and enclosed behind a tall brick wall and the property has the advantage of a tarmac driveway leading to a single garage with up and over door.

The house is ideally positioned for ease of access to Derby city centre and has excellent amenities and ease of access to major transport links which make it perfectly suited for professionals, families and commuters alike.

Early viewing is highly recommended to appreciate the quality accommodation on offer.

ACCOMMODATION

Entering the property through double glazed front door into:

ENTRANCE HALL

With staircase leading to the first floor, quality flooring, radiator and useful understairs storage cupboard.

GROUND FLOOR CLOAKROOM

With low level WC, wash hand basin and radiator, frosted double glazed window and panelling to wall.

LOUNGE

11'3" x 22' (3.43m x 6.71m)

The neatly presented lounge is the focal point of the property and must be seen to be fully appreciated. To the far end of the room are bespoke shelving and cupboard units which are a particular feature of the property and have space for a large TV. The room has two radiators and double glazed French door leading to the rear garden.

KITCHEN

13'5" x 12'10" (4.09m x 3.91m)

With a range of work surface/preparation areas, wall and base cupboards and an integrated double oven, gas hob and extractor over. The kitchen has a sink unit

beneath a double glazed window and there is a radiator, double glazed door to the rear elevation, space for a dining table, space for a freestanding fridge freezer and washing machine. The room has a boiler set within a cupboard providing domestic hot water and central heating.

STUDY/PLAYROOM

10' x 8'8" (3.05m x 2.64m)

This versatile room has two double glazed windows and radiator.

TO THE FIRST FLOOR

LANDING

BEDROOM ONE

13'1" x 11'4" (3.99m x 3.45m)

With double glazed window to the front elevation.

EN-SUITE

With low level WC, wash hand basin with storage cupboard beneath and shower cubicle with glazed screen, frosted double glazed window and extractor fan.

BEDROOM TWO

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

With double glazed window, radiator and useful storage cupboard.

BEDROOM THREE

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

With double glazed window and radiator.

BEDROOM FOUR

8'11" x 8'7" (2.72m x 2.62m)

With double glazed window and radiator.

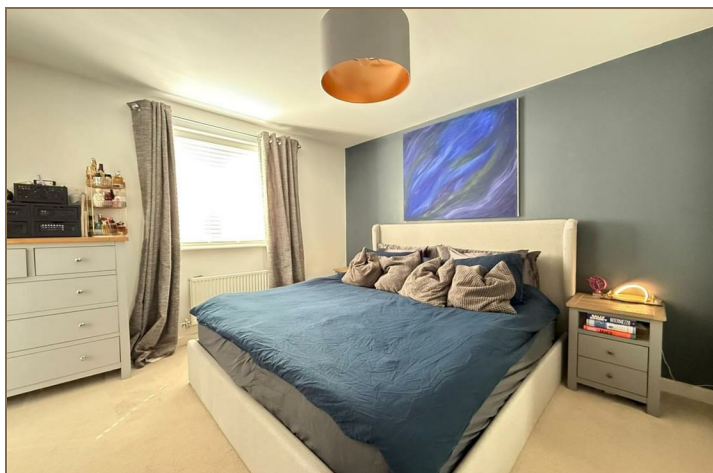
BATHROOM

5'6" x 7'8" (1.68m x 2.34m)

With low level WC, pedestal wash hand basin and bath, complementary tiling, frosted double glazed window and radiator.

OUTSIDE

Outside the property benefits from an enclosed lawn garden which is hidden behind a tall wall with gated access to the driveway. The property has the benefit of a driveway with car standing for two vehicles and access to:



SINGLE GARAGE

With up and over door.

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link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

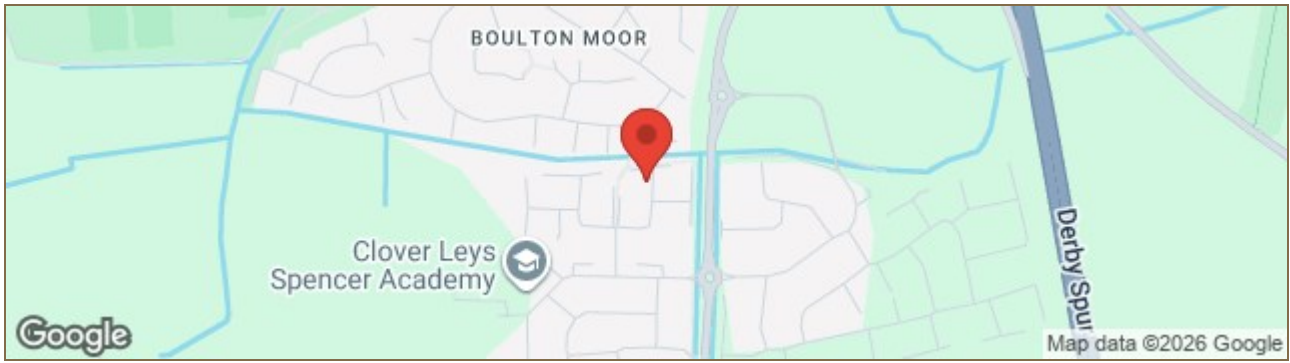
Additional charges (if applicable):

- £25 + VAT per giftor





Road Map



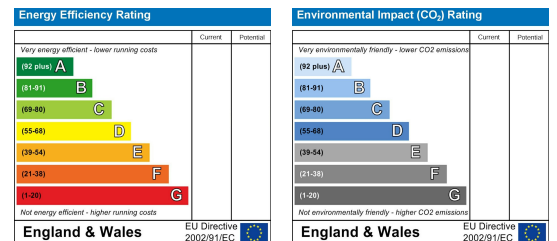
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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