

CURRAN  
BIRDS  
+ CO

Kimbolton Way  
Boulton Moor, Derby  
£299,950





# CURRAN BIRDS + CO

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



STYLISH PRESENTATION - Offered for sale with no chain is this beautifully presented four bedroom detached property, located within this sought after new development in Boulton Moor. This ideal family home was constructed by Persimmon Homes in 2015 and offers stylish presentation and superb modern fittings and throughout

The beautifully presented living accommodation in brief comprises: entrance hallway, light and spacious lounge, superb open dining kitchen with patio doors to the garden, useful utility room and ground floor wc. The first floor landing leads to four good sized bedrooms and family bathroom. The primary bedroom also has the benefit of en-suite facility.

There is a double width tarmacadam driveway leading to an integral single garage. There is a delightful south facing enclosed rear garden with lawn and raised level timber decked seating area.









### The Detail

Step through the composite-panelled entrance door into an inviting hallway, where decorative patterned ceramic tiled flooring and panel-effect walls set a refined tone. The spacious living room features dark wood grain effect laminate flooring and a TV point, provides a cosy yet elegant space to relax. Double doors open to the standout feature of the home: a superb open-plan dining kitchen. Here, white high-gloss units, wood block effect worktops and a breakfast bar create a sleek and modern feel. The kitchen is complemented by integrated appliances including an oven, hob, extractor, fridge, freezer, and dishwasher. The adjacent utility room offers additional storage and plumbing for a washing machine and access to a contemporary ground floor wc.

Upstairs, the first-floor landing leads to four generously sized bedrooms. The primary bedroom enjoys the luxury of an en-suite shower room, while the contemporary family bathroom features both a bath and a separate shower, with stylish tiled flooring completing the look.

Outside, the property features a well-maintained front garden, a double-width tarmacadam driveway and an integral single garage. The enclosed rear garden enjoys a sunny south-facing aspect, complete with a paved patio, a neatly lawned area, and a raised timber-decked seating space—perfect for outdoor dining and relaxation.











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## The Location

Boulton Moor is located close to Alvaston/Elvaston and Chellaston and offers easy access to the Derby Ring Road and A50 and A38 trunk road, which in turn leads to the main M1 motorway network and East Midlands Airport.

Alvaston has a good range of local schools and shopping facilities available close by and Derby City centre is also easily accessed by car or the regular bus services locally and offers a wider range of shopping facilities including the noted Derbion shopping centre, with its major retail outlets and state of the art cinema.

The nearby Elvaston Castle & Country Park provides delightful scenery and walks.





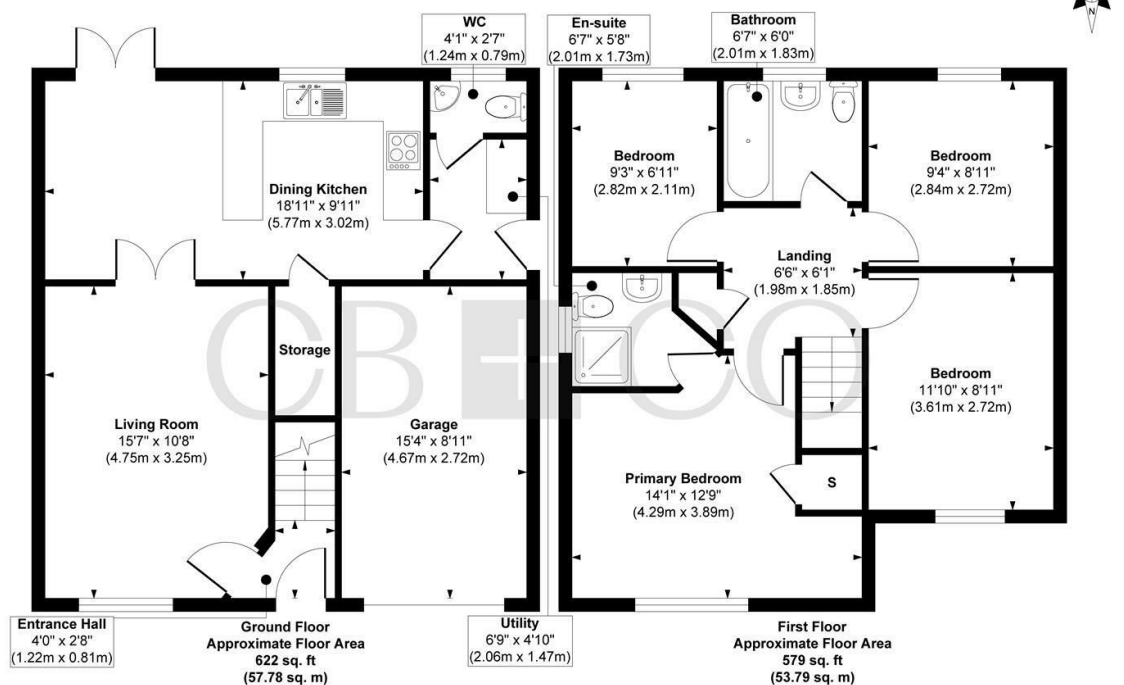








### Kimbolton Way, Boulton Moor



Approx. Gross Internal Floor Area 1201 sq. ft / 111.57 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

## The Particulars

- Stylish Persimmon Built Detached Family Home
- Popular Modern Estate Position - Close to Elvaston Castle Country Park
- Entrance Hallway, Lounge, Utility Room & WC
- Spacious Open Plan Dining Kitchen
- Four Bedrooms & Family Bathroom
- Spacious Primary Bedroom & En-Suite Shower Room
- Double Width Driveway, Single Garage & South Facing Landscaped Garden
- Easy Access to Rolls-Royce Sites & East Midlands Airport
- Excellent Transport Links to A50, M1 & East Midland Parkway Railway Station
- No Chain Involved

### Size

Approx 1065.00 sq ft

### Energy Performance Certificate (EPC)

Rating B

### Council Tax Band

D



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Let's *Talk*

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