



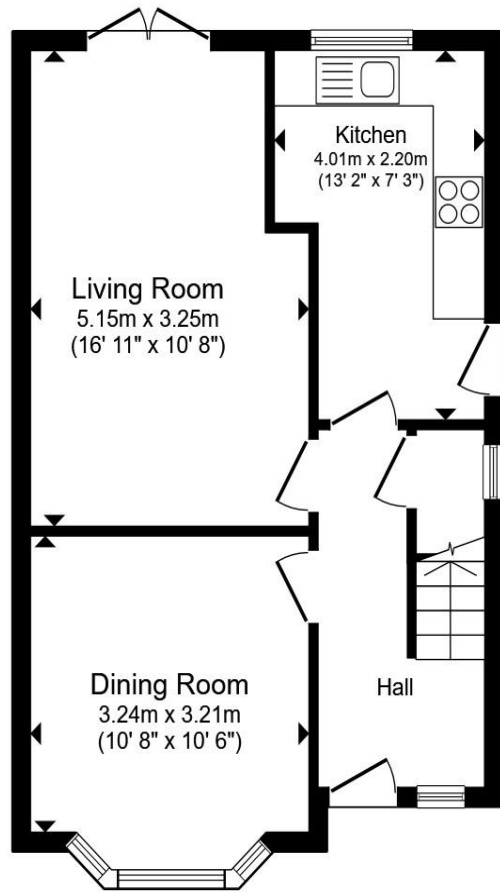
**Boulton Drive, Alvaston, Derby, DE24 0FQ**

**welcome to**

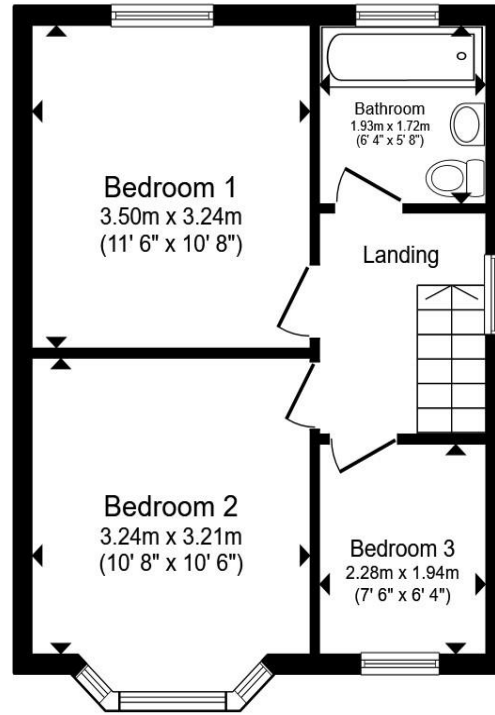
**Boulton Drive, Alvaston Derby**

A well-proportioned three-bedroom semi-detached home on the popular Boulton Drive, Derby. Featuring a driveway, bay-fronted lounge, separate dining room, galley kitchen and generous rear garden.





**Ground Floor**



**First Floor**

Total floor area 81.1 m<sup>2</sup> (873 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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## Boulton Drive, Alvaston Derby

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three-bedroom semi-detached property
- Driveway with front lawn

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

guide price

**£160,000**



Situated on the sought-after Boulton Drive in Derby, this attractive three-bedroom semi-detached property offers well-balanced accommodation, ideal for families and those seeking a comfortable home in a convenient location.

The property is approached via a driveway providing off-road parking, complemented by a small lawned foregarden. Entry is gained through the front door into a welcoming hallway, giving access to the main living areas. To the left sits a bright and spacious bay-fronted lounge, offering an inviting space to relax. To the rear of the home is a separate dining room, ideal for entertaining, with double doors opening onto the rear garden and allowing plenty of natural light. Adjacent to the dining room is a practical galley-style kitchen, offering ample worktop and storage space.

The rear garden enjoys a block-paved patio area, perfect for outdoor seating, leading onto a well-maintained lawn providing space for both relaxation and family use.

To the first floor are two double bedrooms — one located to the front and one to the rear — along with a single bedroom positioned to the front. The family bathroom is fitted with a three-piece suite.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY121146 - 0004

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**01332 361308**



[Derby@bagshawsresidential.co.uk](mailto:Derby@bagshawsresidential.co.uk)



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



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)