



£225,000

Kiln Drive, Belper DE56 1SE

Town House | 2 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Modern Town House
- 2 Double Bedrooms
- Off Street Parking
- Ideal First Home
- Sought After Location
- Modern Kitchen & Bathroom
- Close To Belper Town
- Excellent Road and Rail links
- Viewing an Absolute Must

## Property Description

An opportunity to acquire a very popular high demand property type constructed within the last two years by 'Wheeldon homes'. The property would suit first time buyers and buyers looking to downsize.

## Main Particulars

Derbyshire Properties are pleased to present this modern mid townhouse occupying a very popular location. The property was constructed in the last two years by 'Wheeldon Homes' and would ideally suit first time buyers, and those looking to downsize. The property briefly comprises :- entrance hall, cloakroom/WC, living room and kitchen/diner. To the first floor there are two double bedrooms and modern bathroom. Externally the property offers two allocated parking spaces and enclosed rear garden. We recommended early internally inspection to avoid disappointment of a property that is sure to generate high levels of interest.

### Entrance Hall

1.15m x 1.31m (3' 9" x 4' 4") Entered via a composite door from the front elevation, wall mounted radiator, wall mounted RCD and alarm control panel. Internal doors access both the WC and living room.

### Cloakroom/WC

1.40m x 1.03m (4' 7" x 3' 5") With low level WC, wall mounted radiator and pedestal wash hand basin with tiled splashback. Vinyl floor covering and ceiling mounted spotlight and extractor fan.

### Living Room

4.97m x 2.86m (16' 4" x 9' 5") With double glazed window to the front elevation, wall mounted radiator, TV point, open plan staircase to 1st floor landing with under stairs storage alcove and wall mounted shelving. Internal door lead to:-

### Kitchen/Diner

2.76m x 4.00m (9' 1" x 13' 1") Mainly comprising of range of modern wall and base mounted matching units with modern flat edged work surface incorporating a wall and a 1 1/2 Stainless steel sink drainer unit with mixer taps and complementary splashback areas. Under cupboard lighting, space fridge/freezer, integrated washer/dryer, integrated electric oven, gas hob, and extractor hood over, vinyl 'tiled effect' floor covering, spotlights to ceiling, double glazed window and French doors to the rear elevation and wall mounted radiator.

### Landing

2.16m x 1.04m (7' 1" x 3' 5") Accessed via the lounge with wall mounted radiator, ceiling mounted loft access point and internal doors leading to each bedroom and bathroom.

### Bedroom 1

2.68m x 4.03m (8' 10" x 13' 3") With double glazed window to the rear elevation, wall mounted radiator and arrange of fitted modern wardrobes that provide ample storage and hanging space.

#### Bedroom 2

2.59m x 4.00m (8' 6" x 13' 1") With double glazed floor to ceiling window to the front elevation, wall mounted radiator and additional window.

#### Bathroom

2.16m x 1.86m (7' 1" x 6' 1") This well presented modern three-piece bathroom suite comprises of a WC, pedestal wash hand basin and panelled bath with shower attachment over and complementary glass shower screen. Part tiling to walls, spotlights and extractor fan to ceiling. Wall mounted electrical shaver point, heated towel rail, and vinyl tiled effect floor covering.

#### Outside

To the front elevation are two allocated parking spaces and the rear garden offers a full width patio, lawn and timber fence boundaries, garden shed all enclosed by timber fencing.

#### Disclaimer

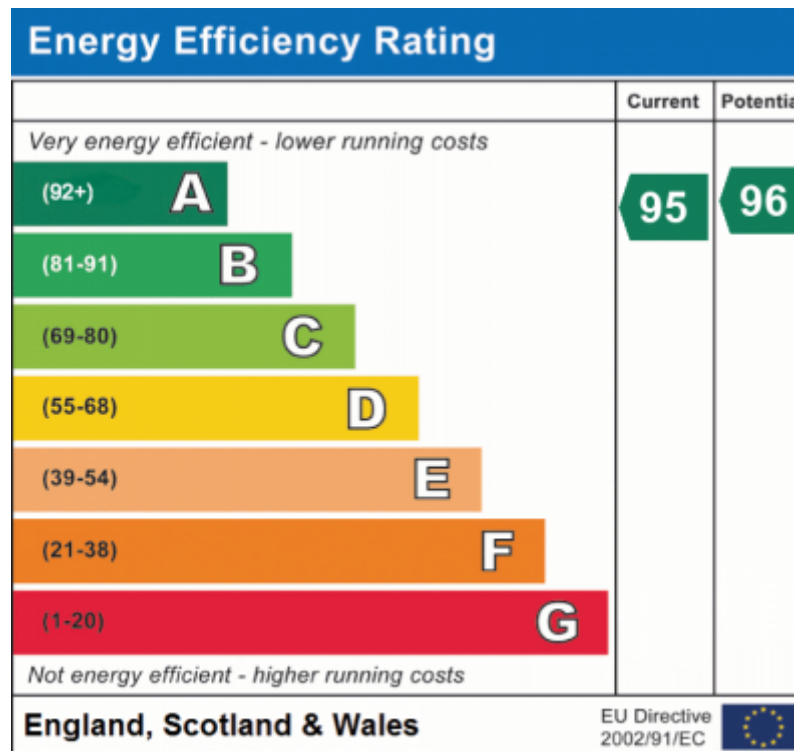
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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