



£200,000

Kilbourne Road, Belper DE56 1HA

Terraced House | 3 Bedrooms | 1 Bathroom

01773 820983

DERBYSHIRE
PROPERTIES
SALES & LETTINGS

www.derbyshireproperties.com



Step Inside

Key Features

- Guide Price £200,000 - £220,000
- Period Mid Terraced House
- 3 Bedroom, 2 Reception Rooms
- Private Rear Garden
- Extended Kitchen
- Ideal First Home
- Close To Belper Town Centre
- COUNCIL TAX BAND A
- on street parking

Property Description

Located within close proximity to Belper town centre is this beautifully presented period mid terraced property, benefiting from accommodation over three floors.

Main Particulars

Derbyshire are delighted to present This beautifully presented period, mid terrace house located within an easy reach of Belper town centre. The property briefly comprises of lounge, dining room, extended kitchen. To the first floor There are two bedrooms and bathroom. And to the second floor a further bedroom. Outside the property there is ample on street parking and to the rear boasts a sizable garden which is mainly laid to lawn enclosed by timber fencing. We believe the property will ideally suit first time buyers and those looking to downsize

Living Room

3.48m x 3.35m (11' 5" x 11' 0") Access via a new composite door from the front elevation, wood floor covering, double glazed window, decorative coving, wall mounted radiator, ceiling rose and shelving. Internal doors leads to:-

Dining Room

3.44m x 3.19m (11' 3" x 10' 6") With the continuation of the floor covering from the living room, under stairs storage cupboard, carpeted staircase to the 1st floor landing, feature chimney alcove and double glazed French doors to the rear elevation. Internal door lead to:-

Extended Kitchen

5.18m x 1.78m (17' 0" x 5' 10") This beautifully presented light and airy room comprises of a range of wall and base mounted shaker kitchen units with modern flat edged work surfaces incorporating a 1 bowl sink drainer unit with feature copper tap. Tiling to walls, double glazed windows, space for fridge/freezer, double glazed sealed unit door to the side elevation, wood floor covering, breakfast bar area, wall mounted radiator. The kitchen also incorporates integrated appliances, including electric oven.

First Floor

Landing

2.68m x 0.83m (8' 10" x 2' 9") Accessed via the dining room with secondary staircase leading to the 2nd floor landing and internal doors accessing both bedrooms and bathroom.

Bedroom 1

3.51m x 3.32m (11' 6" x 10' 11") Double glazed window to the front elevation and wall mounted radiator

Bedroom 2

2.46m x 2.18m (8' 1" x 7' 2") Double glazed window to the rear elevation, wall mounted radiator.

Bathroom

2.65m x 1.79m (8' 8" x 5' 10") Comprising of a modern three piece white suite to include WC, pedestal wash hand basin and Space-Saver bath with mains fed shower and attachment over with complementary glass shower screen. Tiled walls, wood floor covering, wall mounted heated towel rail and useful linen storage cupboard that houses the gas combination boiler.

Second Floor

Bedroom 3

4.37m x 3.09m (14' 4" x 10' 2") This wonderful addition benefits from Velux skylights to the front and rear aspects, exposed beams to ceiling and wall mounted radiator.

Outside

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Image not found



Image not found

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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



Image not found

Telephone: 01773 820983

 **DERBYSHIRE
PROPERTIES**
= RAMPOL DETERMINED =

www.derbyshireproperties.com