



£225,000

Kilbourne Road, Belper DE56 1SB

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Semi Detached House
- 3 Bedroom, 1 Reception Room
- Beautiful Countryside Views
- Large Driveway
- No Chain
- Ideal First Home
- In Need Of Some Refurbishment
- Modern Shower Room
- COUNCIL TAX BAND C
- Viewing Advised

## Property Description

Offered with no chain is this spacious three bedroom semi detached property located within close proximity to Belper town centre and useful road links.

## Main Particulars

Derbyshire Properties are pleased to present this three bedroom semi attached property that would ideally suit first time buyers or young families for sale. The property is vacant with no upward chain and briefly comprises of an entrance hallway, kitchen and lounge/dining room. To the first floor:- there are three bedrooms and shower room. Externally, there is a large driveway to the front elevation providing parking for numerous vehicles and a fully enclosed rear garden, offering stunning countryside views to the rear.

### Entrance Hall

4.85m x 1.58m (15' 11" x 5' 2") With sealed unit double glazed door with adjoining obscured side panel leading in from the front elevation, wall mounted gas combination boiler, wood floor covering, wall mounted radiator and carpeted staircase to the first floor landing with useful under stairs storage alcove.

### Kitchen

3.16m x 2.76m (10' 4" x 9' 1") mainly comprising of range of matching wall and base mounted units incorporating a 1 1/2 bowl stainless steel sink drainer unit with mixer taps and tiled splashback areas. Undercounter space and plumbing for washing machine, integrated electric oven, gas hob with extractor hood over, space for fridge/freezer, double glaze window to the front elevation, vinyl floor and internal door leading to lounge/diner.

### Lounge

5.23m x 4.53m (17' 2" x 14' 10") Located to the rear of the property is the spacious light and airy room, benefiting from a large double glazed window to the rear elevation framing beautiful countryside views. Wall mounted radiator, wood floor covering, wall lighting, telephone point, decorative coving. The feature focal point of the room is a wall mounted stainless steel electric fire with decorative surround and raised hearth.

### Landing

3.49m x 1.59m (11' 5" x 5' 3") Accessed via the main entrance hallway with double glazed window to the side elevation and ceiling mounted loft access point.

### Bedroom 1

4.45m x 2.76m (14' 7" x 9' 1") Double glazed window to the front elevation, and wall mounted radiator.

### Bedroom 2

3.92m x 2.79m (12' 10" x 9' 2") Double glazed window to the rear elevation, offering superb countryside view, decorative coving to ceiling, wall mounted radiator and wood floor covering .

### Bedroom 3

2.60m x 1.59m (8' 6" x 5' 3") With double glazed window to the rear elevation and wall mounted radiator.

### Shower Room

2.10m x 1.58m (6' 11" x 5' 2") Located to the front elevation is this modern shower suite to include WC, pedestal wash hand basin and shower enclosure with mains fed shower and attachment over. Fully tiled walls, wall mounted chrome heated rail, double glazed obscured window and tiled floor covering.

#### Outside

To the front elevation is a large driveway, providing parking for numerous vehicles with side access pathway leading to the rear garden.

The landscaped rear garden offers low maintenance with an array of stocked flowerbeds and borders all enclosed by wall and fencing. The garden offers superb uninterrupted countryside views creating a pleasant outlook.

#### Disclaimer

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- 2: These particulars do not constitute part or all of an offer or contract.
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- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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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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