



£290,000

Highfield Road, Belper DE56 0LT

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Beautiful Traditional Semi-Detached House
- 3 Bedrooms
- Open Plan Kitchen/Diner
- Garden With Large Garage/Workshop
- Ideal Family Purchase
- No Chain
- Village Location
- View Essential

## Property Description

New to the market is this traditional Semi-detached property with unusually large garden, huge garage/workshop located in the village of Kilburn.

## Main Particulars

Offered with no upward chain is this beautifully presented, traditional semi detached property located within the village of Kilburn (close to Belper). The property offers spacious living for all the family and briefly comprises of:- entrance hall, living room and open plan living kitchen. To the first floor a landing leads to 3 bedrooms and a family bathroom. Externally the property sits on an unusual large plot with spacious garden and huge garage/workshop to the rear. We believe the property would ideally suit families and maybe those looking to work from home utilising the garage/workshop to rear.

### Entrance Hallway

4.75m x 1.74m (15' 7" x 5' 9") Entered via a composite door from the front elevation into the spacious entrance hallway with staircase to the 1st floor landing, wall mounted radiator and useful under stairs study alcove. Double glazed window to the side elevation, under stairs storage cupboard and wall mounted combination boiler.

### Living Room

4.10m x 3.65m (13' 5" x 12' 0") With double glazed bay window to the front elevation, wall mounted radiator and TV point. The feature focal point of the room is a cast iron log burning fire set within the chimney upon a tiled hearth.

### Open Plan Kitchen/Diner

3.77m x 5.43m (12' 4" x 17' 10") Kitchen area - Comprising from a range of wall and base mounted modern units with flat edged worksurface incorporating stainless steel circular sink with mixer taps. Part tiling to walls, electric induction hob with extractor hood over, integrated electric oven, microwave oven, fridge freezer and dishwasher.

Dining Area - with the continuation of the floor covering from the kitchen, modern wall mounted vertical radiator, double glazed French doors to the rear elevation and useful storage cupboards located in the chimney recesses.

### First Floor

#### Landing

2.22m x 2.00m (7' 3" x 6' 7") Accessed via the entrance hallway with double glaze obscured window to the side elevation, wall mounted radiator and ceiling mounted loft access point.

#### Bedroom 1

3.82m x 3.39m (12' 6" x 11' 1") With double glazed window to the rear elevation, wall mounted radiator and range of fitted furniture providing useful storage and hanging space.

#### Bedroom 2

3.38m x 3.08m (11' 1" x 10' 1") With double glazed window to the front elevation, wall mounted radiator and fitted wardrobes.

#### Bedroom 3

2.45m x 2.37m (8' 0" x 7' 9") Double glazed window to the front elevation, wall mounted radiator, TV point and space for bedroom furniture.

#### Bathroom

2.39m x 1.94m (7' 10" x 6' 4") Comprising of a three-piece white suite to include WC, vanity unit and space saver bath with mains shower attachment and complimentary shower screen. Tiled walls, wall mounted radiator, wall mounted chrome towel rail and vinyl floor covering.

#### Outside

Externally the property sits on an unusual large plot with spacious garden and huge garage/workshop to the rear with inspection pit. The garage is a mechanics dream, but also could be use for running a business from.

The garden is very family orientated with a 'astro turf' lawn and patio all enclosed by timber fenced boundaries.

#### 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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