



£180,000

Kilbourne Road, Belper DE56 1RZ

Cottage | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Charming Character Cottage
- 2 Bedrooms & 2 Reception Rooms
- Modern Shower Room To First Floor
- Character & Charm Throughout
- Cottage Garden
- No Chain
- Close Proximity To Belper Town Centre
- Ideal Downsize or First Time Buy
- COUNCIL TAX BAND B

Property Description

An opportunity to acquire this character cottage located within easy reach of Belper town Centre and offering charm with original features throughout.

Main Particulars

Derbyshire Properties are delighted to introduce for sale this charming character cottage located within close proximity to Belper town centre. Historians believe this is the original site for the Famous 'Denby Pottery' before being a global well known brand.

The property offers original features and charm throughout combined with two spacious living rooms, kitchen, utility, and two bedrooms and a bathroom to the first floor. Externally, the property offers a small front garden and a beautifully Landscaped rear cottage style garden. We believe the property will ideally suit first time buyers added an internal inspection should be undertaken to avoid disappointment.

Living Room

Accessed via a UPVC door from the front elevation, carpeted staircase to 1st floor landing, double glazed window, wall mounted radiator, wood floor covering and internal cottage style door leading to kitchen. The feature focal point of the room is a cast-iron fire with original stone surround and raised stone hearth.

Kitchen

Mainly comprising of a range of wall and base mounted matching units with roll top worksurface incorporating a single stainless steel sink drainer unit with mixer taps. Undercounter space and plumbing for dishwasher, integrated electric oven, four gas hob, cupboard housing the gas combination boiler, double glazed window to the rear elevation, tiled floor covering, space for fridge/freezer and wall mounted radiator.

Utility Room/Rear Hall

With double glazed door and window to the side elevation, laminate floor covering, worktop with space and plumbing for washing machine beneath.

Sitting Room

With double glazed window to the front elevation with bespoke shutters, TV point, decorative wall lighting, wood floor covering and wall mounted radiator. The feature focal points of the room is a log burner in set into an exposed chimney breast with raised stone hearth.

First Floor

Landing

Accessed via the living room with double glazed window to the rear elevation, wall mounted radiator and cottage doors allowing for access to both bedrooms and bathroom.

Bedroom 1

With double glazed window to the front elevation with bespoke shutters, useful storage cupboard located over the stairs, wall mounted radiator and space for wardrobes.

Bedroom 2

With double glazed window to the front elevation, wall mounted radiator and bedroom furniture.

Shower Room

Comprising of a three-piece suite to include WC, pedestal wash hand basin and large shower enclosure with main fed shower and attachment with complementary glass shower screen. Wall mounted chrome heated towel rail, wood effect vinyl floor covering, airing cupboard with useful shelving and double glazed obscured window to the rear elevation.

Outside

To the front elevation is a small courtyard garden with wall and gated boundary to Street. The garden offers a private seating area with raised sleeper flowerbeds and trellising. Garden steps lead to an area of lawn with attractive stone walled boundaries, timber fence boundaries, stocked flower beds/borders and timber garden shed.

Disclaimer

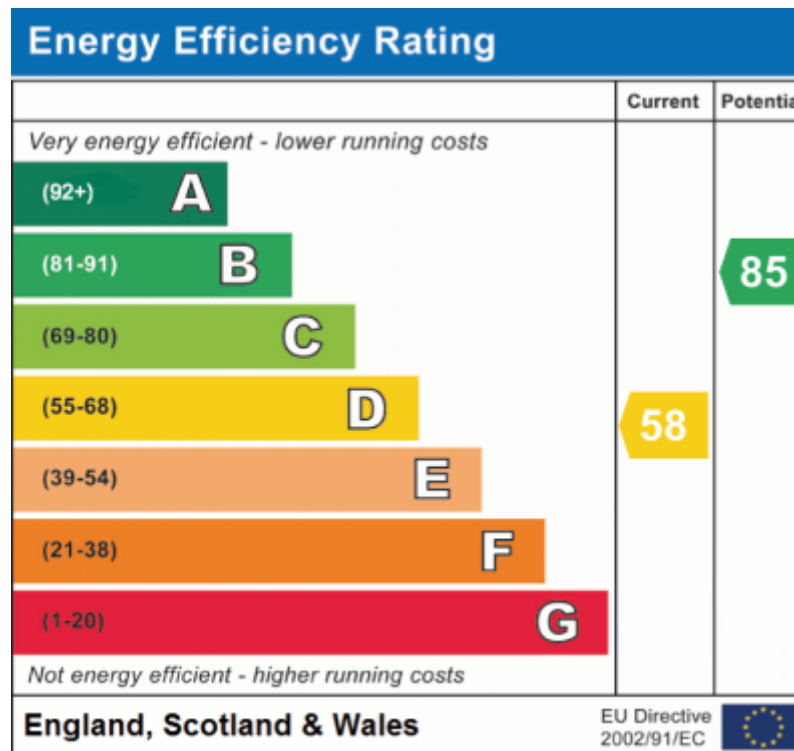
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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