



£240,000

Elm Tree Avenue, Belper DE56 0NL

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- \*\*\* GUIDE PRICE  
£240,000-£250,000 \*\*\*
- Semi Detached Home
- 3 Bedrooms
- Open Plan Living
- Front & Rear Gardens
- Driveway & Garage
- Sought After Location
- Ideal Small Family  
Purchase
- Viewing Recommended
- Council Tax Band B

## Property Description

\*\*\* GUIDE PRICE £240,000-£250,000 \*\*\* Located within the popular village of Kilburn (approximately 2 miles away from Belper) is this three bedroom semi detached family home.

## Main Particulars

\*\*\* GUIDE PRICE £240,000 – £250,000 \*\*\*

Located in the popular village of Kilburn, just 2 miles from Belper, is this well-presented three-bedroom semi-detached family home. The property briefly comprises: an entrance hall, a spacious living room, and a modern kitchen/dining room. To the first floor, the landing provides access to three bedrooms and a family bathroom. Externally, the home benefits from landscaped front and rear gardens, as well as a driveway and garage to the side elevation—offering ample off-road parking and storage.

We believe this property will strongly appeal to first-time buyers and small families, and we highly recommend an early internal inspection to fully appreciate what's on offer.

### Entrance Hall

Entered via double glazed door with adjoining obscured side panel windows from the front elevation. Wall mounted double radiator, wood floor covering, staircase to 1st floor landing.

### Kitchen/Diner

Mainly comprises of a range of wall and base mounted matching units with roll top worksurfaces incorporating a one and a half bowl stainless steel sink drainer unit with mixer taps. Undercounter space and plumbing for washing machine, integrated electric oven, for ring gas hob with stainless steel extract canopy over and integrated slimline dishwasher. Double glazed window to the rear elevation, part tiling walls, wood floor covering that continues into the dining area. The dining area has large double glazed sliding patio doors to the rear elevation allowing for access onto the rear garden. A wall mounted modern vertical radiator and then a large door opening leads into:-

### Living Room

With double glazed window to the front elevation, wall mounted radiator, decorative coving and TV point. The focal point of the room is a feature fireplace with decorative surround and raised hearth.

### First Floor

### Landing

Accessed via the main entrance hallway with double glazed window to the side elevation and ceiling mounted loft access point with pulldown ladder.

### Bedroom 1

Double glazed window to the front elevation, wall mounted radiator, decorative coving and dado rail.

#### Bedroom 2

Double glazed window to the rear elevation, wall mounted radiator and wood floor covering.

#### Bedroom 3

Double glazed window to the front elevation and wall mounted radiator.

#### Bathroom

Comprising of a three-piece modern white suite containing WC, large vanity unit with inset sink and spa bath with mains shower and attachment over with complementary folding shower screen. Spotlights to ceiling, wall mounted extractor fan, double glazed obscured window and fully tiled walls and floor.

#### Outside

To the front elevation is an area of lawn with stocked flower beds and conifer screening. To the side elevation is a concrete driveway that provides parking for three vehicles and leads to a detached garage with up and over door light and power.

The rear garden is mainly laid to lawn with raised stocked flower beds, timber fenced boundaries and a superb raised decking terrace.

#### 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.







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

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