



£198,950

Chapel Street, Belper DE56 0NR

| 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Spacious Victorian End Of Terrace
- Fully Renovated Throughout
- 3 Bedrooms & 1 Reception Room
- Superb Open Kitchen/Dining Room
- Modern Bathroom
- Low Maintenance Courtyard Garden
- Parking Space To Rear (accessed via High Street)
- Ideal First Time Buy
- Viewing Absolutely Essential
- Council Tax Band A

## Property Description

Offered with no upward chain, this superbly renovated three-bedroom Victorian terraced house is situated in the highly sought-after village of Kilburn.

## Main Particulars

New to the market is this beautifully renovated three-bedroom Victorian end of terrace, situated in the sought-after village of Kilburn. The property has been fully refurbished to an exceptional standard, combining modern open-plan living with high-quality fixtures and fittings throughout. The ground floor features a welcoming lounge, a stylish open-plan living kitchen, and a useful storage cupboard. To the first floor, a landing provides access to a spacious double bedroom, a single bedroom, and a contemporary family bathroom. A further staircase leads to a generously sized loft bedroom. Externally, the property is elevated from the roadside, offering curb appeal, and benefits from a landscaped rear garden along with an off-street parking space. We believe this home will particularly appeal to first-time buyers and young families. An early viewing is highly recommended to avoid disappointment.

### Living Room

Entered via a newly installed composite door to the front elevation, with double glazed window, wall-mounted radiator, and TV point. Internal door leads through to:

### Dining Area

Featuring a useful utility/under-stairs storage area with workbench and plumbing for a washing machine. Staircase rises to the first-floor landing, with door opening into the kitchen.

### Kitchen

A beautifully fitted Howdens kitchen comprising a range of matching wall and base units with roll-top worksurfaces incorporating a 1½ bowl stainless steel sink and mixer tap. Integrated appliances include a dishwasher, electric oven, and four-ring gas hob with stainless steel extractor canopy above. Also housing the wall-mounted gas combination boiler. Finished with ceramic tiled flooring, wall-mounted radiator, double glazed rear door, pitched roof with skylight and spot lighting.

### First Floor Landing

Accessed from the dining area, with internal doors to both bedrooms and bathroom, and a secondary staircase leading to the attic bedroom.

### Bedrooms

Bedroom One – With double glazed window to the front elevation and wall-mounted radiator.

Bedroom Two – With double glazed window to the rear elevation and wall-mounted radiator.

### Modern Bathroom

A modern three-piece suite comprising enclosed WC with integrated vanity unit and inset sink, space-saver bath with centrally mounted taps, wall-mounted mains-fed shower and attachment, and complimentary glass shower screen. Finished with part-tiled walls, spotlights, extractor fan, wall-mounted radiator, and obscured double glazed window.

## Second Floor

### Attic Bedroom

With pitched roof, wall-mounted radiator, and double glazed window to the side elevation providing elevated views.

### Outside

The property is set in an elevated roadside position with a low-maintenance front garden. The rear garden is accessed via a shared pathway and offers a raised decking area, AstroTurf lawn, and timber fencing. A detached brick outbuilding with light and power is also included. To the rear of the plot is an off-street parking space, accessed via High Street.

### 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.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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