



£160,000

Chapel Street, Belper DE56 0NR

Terraced House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Mid Terraced House
- 3 Bedrooms & 2 Reception Rooms
- Character Features
- No Chain
- Ideal First Home
- Private Rear Garden
- Council Tax Band A

## Property Description

Located in the highly regarded village of Kilburn (close to Belper) is this well-presented three-bedroom property offering accommodation arranged over three floors.

## Main Particulars

Derbyshire Properties are pleased to present for sale this attractive Victorian mid-terrace home, boasting a wealth of character features alongside spacious contemporary rooms. The accommodation briefly comprises: lounge, dining room and kitchen to the ground floor. To the first-floor landing there is a double bedroom, a single bedroom and a well-appointed bathroom suite. The second floor offers a further double bedroom located within the converted attic space. Outside, the property enjoys a fully enclosed and private rear garden, which is mainly laid to lawn with timber-fenced boundaries enclosing all sides. We believe this property will particularly appeal to first-time buyers and young families, and an early internal inspection is highly recommended to avoid disappointment.

### Ground Floor

#### Living Room

Accessed via a hardwood entrance door from the front elevation, this inviting reception room features a solid wood floor covering and a double glazed mock sash window. Additional highlights include a TV point and a charming cast-iron gas living flame fire, complete with a decorative wooden surround and raised tiled hearth.

#### Dining Room

With a continuation of the solid wood flooring from the lounge, the dining room offers a warm and characterful space. There is a wall-mounted radiator, a staircase leading to the first-floor landing, and a double glazed mock sash window to the rear elevation. The standout feature of the room is the exposed original chimney breast, which houses an inset cast-iron fire with a decorative stone surround and exposed brick chimney.

#### Kitchen

The kitchen is fitted with a range of wall and base units topped with solid work surfaces, incorporating a single enamel sink and drainer. There is a wall-mounted cupboard housing the gas combination boiler, an integrated electric oven, four-ring gas hob with stainless steel extractor canopy, and space for a fridge/freezer. Additional features include part wall tiling, tiled floor covering, and double glazed window and external door to the side elevation.

#### First Floor

First Floor Landing – Accessed from the dining area, with internal doors leading to bedrooms one and two, and the family bathroom.

Bedroom One – Featuring a double glazed mock sash window to the front elevation, wall-mounted radiator and an attractive feature fireplace.

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

Bathroom – Fitted with a three-piece suite comprising a WC, pedestal wash hand basin and corner bath with shower attachment over. Additional features include part-tiled walls, wall-mounted radiator, double glazed obscured window, vinyl tile-effect floor covering and a useful linen storage cupboard.

#### Outside

The garden is situated to the rear of the property and features a paved patio area with steps leading up to a large, well-maintained lawn. The space is fully enclosed by

timber fenced boundaries on all sides, offering a good degree of privacy.

#### Disclaimer

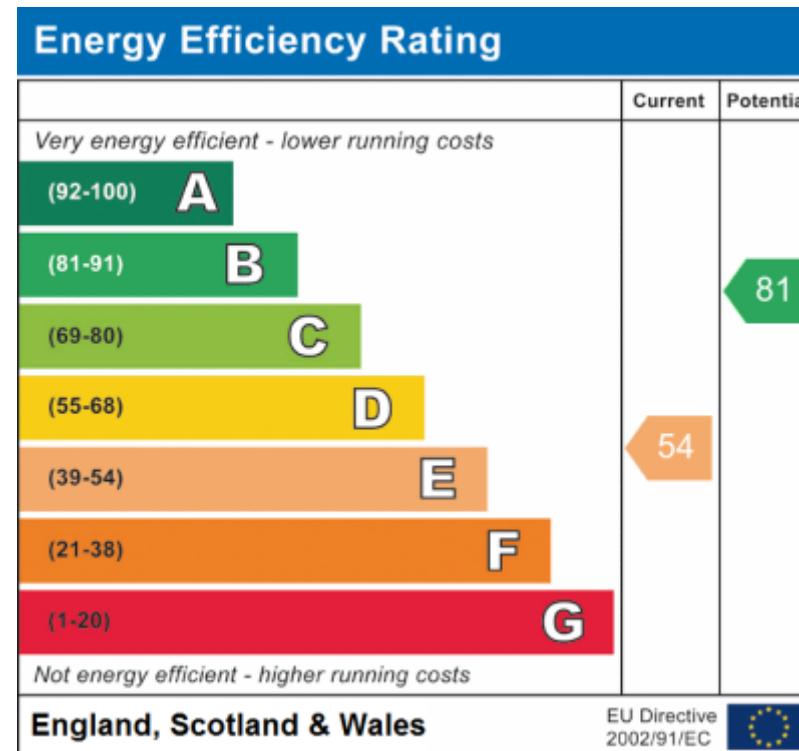
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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