



£325,000

Church Street, BELPER DE56 0LU

Detached House | 5 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- \*\*\*GUIDE PRICE  
£325,000-£350,000\*\*\*
- Large Detached Family Home
- Huge Detached Double Garage (Potential conversion subject to planning)
- Gardens To Front Side And Rear
- In Need of Complete Refurbishment
- Useful Road Links
- Ideal Family Purchase
- View Absolutely Essential
- Council Tax Band D
- 5 Bedrooms & 2 Bathrooms

## Property Description

\*\*\*GUIDE PRICE £325,000-£350,000\*\*\* An opportunity to acquire this substantial detached family home located in the highly regarded village of Kilburn, close to Belper.

## Main Particulars

\*\*\*GUIDE PRICE £325,000-£350,000\*\*\* Derbyshire Properties are delighted to offer for sale this spacious and versatile detached family residence situated in the popular village of Kilburn, ideally positioned within easy reach of Belper and surrounding areas. The property offers an abundance of living space and comprises an impressive farmhouse-style kitchen, useful utility room, comfortable sitting room, and a generous lounge/dining room — perfect for family gatherings and entertaining. To the first floor, a spacious landing provides access to five well-proportioned bedrooms, a family bathroom, and an en-suite shower room to the main bedroom. Externally, the home occupies a sizeable plot with low-maintenance gardens featuring areas of lawn, a decked terrace, and a block-paved patio. To the upper section of the garden sits a large detached garage with a mezzanine level above, offering excellent potential for conversion into a separate dwelling (subject to the necessary planning consents). We believe this superb property will appeal to families and multi-generational households seeking a generous and well-located home. An early internal inspection is highly recommended to fully appreciate the space and potential on offer.

### Ground Floor

#### Farmhouse Kitchen

Accessed via a double-glazed sealed unit door from the side elevation, this well-proportioned farmhouse-style kitchen features a range of wall and base mounted units with roll-top work surfaces incorporating a stainless steel sink drainer unit. There is under-counter space and plumbing for both a washing machine and a dishwasher, a TV point, laminate floor covering, under-cupboard lighting, and a stainless steel gas range with extractor hood over. The kitchen also benefits from part tiled walls, spot lighting, and a double-glazed window to the side elevation.

#### Utility Room

Fitted with a range of wall and base mounted units with roll-top work surfaces providing housing and plumbing for an American-style fridge freezer. There is additional under-counter space for a tumble dryer, wood floor covering, and a double-glazed window to the rear elevation. Double-glazed French doors provide access onto an outside terrace, while a stable door leads back into the kitchen area. A wall-mounted plate rack completes this useful space.

#### Sitting Room

With double-glazed window to the front elevation and wall-mounted radiator. The focal point of the room is an open fire with decorative wooden surround, tiled backdrop, and raised tiled hearth — creating a charming and cosy atmosphere.

#### Lounge / Dining Room

Lounge Area – Featuring a double-glazed window to the rear elevation and two sets of French doors to the side, providing direct access onto the garden. There is a wall-mounted radiator, TV point, and door opening through to the dining area. The focal point of the room is a cast-iron log burner with decorative wooden surround, exposed brick backdrop, and raised tiled hearth.

Dining Area – With double-glazed windows to both the front and side elevations, shelving fitted within the chimney recess, and an open fireplace with decorative wooden surround, tiled backdrop, and raised tiled hearth — offering a perfect setting for family dining or entertaining.

#### First Floor

##### First Floor Landing

Accessed via the kitchen is a spacious gallery-style landing with wall-mounted radiator and internal doors leading to all five bedrooms and the family bathroom.

##### Bedroom One

With double glazed windows to the rear and side elevations, wall-mounted radiator and ample space for bedroom furniture. Internal door leading to:

##### En-Suite Shower Room

A modern three-piece suite comprising an enclosed WC and vanity unit providing useful storage beneath, a large shower enclosure with mains shower and attachment, wall-mounted chrome heated towel rail, tiled flooring, spotlights, extractor fan and a double glazed obscured window.

##### Bedroom Two

With double glazed window to the front elevation, wall-mounted radiator, TV point and useful storage recess.

##### Bedroom Three (currently used as a study)

With double glazed window to the front elevation, wall-mounted radiator and storage recess.

#### Continued

##### Bedroom Four (currently used as a storeroom)

With double glazed obscured window to the side elevation and wall-mounted radiator.

##### Bedroom Five

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

##### Family Bathroom

Comprising a low-level WC, pedestal wash hand basin with tiled splashback, and corner bath. Finished with vinyl flooring, wall-mounted radiator, double glazed obscured window and ceiling-mounted loft access hatch.

#### Outside

The garden is accessed via timber gates to the side elevation and extends to the side and rear of the property. It features a lawned area with shaped flowerbeds and borders, a decking area enclosed by timber fencing, and a large paved patio positioned outside the lounge and utility room—ideal for outdoor entertaining. There is also a greenhouse, shed and log store.

A concrete driveway leads from the side access gate to an exceptionally large detached double garage fitted with up-and-over doors, lighting, power, and a mezzanine level above. Subject to the relevant planning permissions, this building offers potential for conversion into residential accommodation, such as a coach house.

#### 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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