



£260,000

Linden Close, Belper DE56 0PJ

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Beautifully presented three-bedroom semi-detached home
- Quiet and private cul-de-sac location
- Stylish kitchen/dining room with Belfast sink and range cooker
- Three well-proportioned bedrooms
- Extended integral garage with storage and utility space
- Block-paved driveway providing parking for two vehicles
- A warm and inviting home that must be viewed to be fully appreciated
- Close to both primary and secondary schools, ideal for families
- Council Tax Band B

Property Description

A beautifully presented family home offering stylish living space, a private cul-de-sac setting, and thoughtfully maintained gardens — this is a property that truly needs to be experienced in person to fully appreciate the warmth, space, and lifestyle on offer. Early viewing is highly recommended.

Main Particulars

Derbyshire Properties are pleased to present for sale this well-presented three-bedroom semi-detached home, occupying a private cul-de-sac position within the village of Kilburn.

The accommodation briefly comprises an entrance hall, spacious living room, and a kitchen diner, with an attached integral garage positioned to the left-hand side of the property. To the first floor, the landing provides access to all three bedrooms and a modern family bathroom. Externally, the property benefits from well-maintained gardens to both the front and rear elevations, which are mainly laid to lawn. A block-paved side driveway provides off-road parking and leads to the attached integral garage.

The property is considered ideally suited to first-time buyers and small families alike.

Entrance Hall

Entered via a composite door with adjoining obscured side-panel window. Having a tiled floor covering, wall-mounted radiator, decorative wall lighting, and staircase rising to the first-floor landing with useful understairs storage cupboard.

Living Room

Having a double-glazed window to the front elevation, TV point, wall-mounted radiator, decorative wall lighting, and coving to the ceiling. The focal point of the room is a wall-mounted electric fire with decorative wooden surround.

Kitchen Diner

Comprising a range of wall and base-mounted matching units with solid wood work surfaces incorporating a Belfast sink with mixer tap. Freestanding stainless steel gas range cooker with extractor hood and stainless steel splashback. Features include under-cupboard lighting, spotlights, decorative coving, double-glazed window and patio doors to the rear elevation, tiled floor covering, and wall-mounted radiator.

First floor landing

Entered via the entrance hall, having a double-glazed obscured window to the side elevation and ceiling-mounted loft access point.

Bedroom One

Having a double-glazed window to the front elevation, wood flooring, wall-mounted radiator, decorative coving, and a range of fitted bedroom furniture providing useful storage and hanging space.

Bedroom Two

Having a double-glazed window to the rear elevation, wall-mounted radiator, and decorative coving.

Bedroom Three

Having a double-glazed window to the front elevation, wall-mounted radiator, and decorative coving.

Family Bathroom

Comprising a three-piece white suite incorporating a concealed WC, vanity unit with inset wash hand basin, and panelled bath with shower over. Complemented by part-tiled walls, chrome heated towel rail, wall-mounted extractor fan, double-glazed obscured window, and tiled floor covering

Outside

To the front elevation, the garden is mainly laid to lawn with a block-paved side driveway providing off-road parking for two vehicles and access to the attached garage.

The rear garden enjoys a paved patio seating area with raised lawn, enclosed by timber fence boundaries with well-stocked flowerbeds and borders. An external door provides access to the extended attached garage, which incorporates useful storage and utility space.

Disclaimer

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- 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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