



£285,000

Kilbourne Road, Belper DE56 1SB

| 2 Bedrooms | 1 Bathroom

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DERBYSHIRE
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Step Inside

Key Features

- Spacious End Terraced Home
- Driveway & Large Garage
- 2 Large Double Bedrooms
- Open Countryside Views To Rear
- Outside Bar & Home Office
- Stunning Open Plan Living Kitchen
- Landscaped Rear Garden With Views
- Large 4 Piece Bathroom Suite
- Ideal First Time Buyer Or Family Purchase
- COUNCIL TAX A

Property Description

Open views, spacious living, a garden office and your own outdoor bar... what's not to love? Derbyshire Properties are delighted to present this stunning Two Bedroomed end terraced home

Main Particulars

Derbyshire Properties are delighted to present this stunning end terraced home that benefits from large rooms and beautiful views to the rear aspect. Internally the property is presented to a very high standard and offering entrance hall, open plan living kitchen, lounge, 2 double bedrooms, beautiful bathroom and outside a larger than average garage, outside bar and office and landscaped rear garden with open views. An internal inspection should be undertaken to avoid disappointment.

Entrance Hall

6.41m x 0.84m (21' 0" x 2' 9") Entered via a sealed unit double glazed door to the side elevation giving access to a spacious tiled hallway with feature exposed brick vaulted ceiling. Two internal oak doors lead to the cloakroom/WC and Open Plan living kitchen.

Cloakroom/WC

2.67m x 0.79m (8' 9" x 2' 7") With low-level WC, slimline vanity unit with tiled splashback, double glazed obscured window to the rear elevation, tiled floor covering, wall mounted radiator and feature exposed brick vaulted ceiling.

Open Plan Living Kitchen

This stunningly well presented light and airy room combines both kitchen and dining spaces and offers characteristic features, creating a beautiful entertaining/living space.

Dining Area

3.95m x 3.63m (13' 0" x 11' 11") With ceramic tiled floor covering, wall mounted radiator with decorative cover, double glazed sealed unit door to the rear elevation giving access to the rear garden. Staircase to the 1st floor landing, internal oak door with inset glass panelling accessing the lounge. The feature focal point of the room is a cast iron log burning stove with exposed brick chimney backdrop and hearth.

Kitchen Area

3.45m x 2.36m (11' 4" x 7' 9") Mainly comprising have a range of matching modern wall and basement mounted units with solid wood work surfaces incorporating a modern one and a half bowl sink drainer unit with mixer taps, integrated gas hob with extractor hood over, integrated double electric oven, space for American style fridge/freezer, under cupboard lighting, integrated dishwasher, ceramic tile floor covering, part wall tiling, spotlights to ceiling and double glazed window to the side elevation.

Lounge

3.88m x 3.67m (12' 9" x 12' 0") Located to the front of the property and having 2 double glazed windows, wall mounted radiator, wall mounted TV point and lighting. The focal point of the room is another log burning fireplace with modern decorative surround and slate hearth with exposed brick backdrop.

Landing

5.93m x 0.93m (19' 5" x 3' 1") Accessed from the dining area into a spacious landing with wall mounted radiator and internal doors accessing both bedrooms and bathroom with useful storage cupboard/area (Potential Study Area).

Bedroom 1

3.98m x 3.80m (13' 1" x 12' 6") Located to the rear of the property again is this large double bedroom benefiting from a double glazed window to the rear elevation offering beautiful views over rolling countryside, wall mounted radiator, Tv point, in-built fitted wardrobe, space for bedroom furniture, and modern panelling to wall.

Bedroom 2

3.84m x 4.88m (12' 7" x 16' 0") This large room benefits from two double glazed windows to the front elevation, wall mounted radiator, and feature storage alcove

Bathroom

3.24m x 2.34m (10' 8" x 7' 8") This stunning four piece bathroom suite comprises of a WC, pedestal wash hand basin with tiled splashback, panelled bath with mounted modern taps and shower attachment, spacious corner mounted shower enclosure with mains fed shower and attachment over, floor to ceiling modern chrome heated towel rail, fully tiled walls, double glazed obscured window to the side elevation, wall mounted radiator, linen storage cupboard and ceramic tile floor covering.

Outside

The front elevation has been block paved to provide 3 parking spaces. An attached large brick built garage to the side elevation provides useful car storage benefits from light and power and door to the rear elevation giving direct access onto the rear garden.

The rear garden has been beautifully landscaped and offers a large entertaining patio area with inset decking, raised lawn and sleeper borders with low maintenance planting and timber fence boundaries enclose on all sides. A further patio area to the very top of the garden offers beautiful views of the surrounding countryside and is an ideal entertaining area. Two brick outbuildings attached to the main building have been skilfully extended now offering an outside office and home bar!

Garage

6.02m x 3.63m (19' 9" x 11' 11") | This has been converted into a superb home gymnasium, with rear access door.

External Office & Home Bar

Outside Office – Created as part of the thoughtful renovation of the original outbuildings, this superb home office provides an ideal space for remote working or running a business from home. The room is fully insulated and benefits from power, lighting, wood-effect flooring, an integrated speaker system and double glazed French doors opening onto the rear garden terrace.

Outside Bar – Adjoining the home office is a beautifully appointed entertaining space, designed as a stylish home bar. Fitted with a countertop incorporating a built-in fridge, wine cooler and bottle storage, this fantastic addition is perfect for hosting family and friends. A double glazed door with matching side window provides direct access to the garden terrace, creating a seamless indoor-outdoor entertaining area.

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(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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