



£310,000

Woodhouse Road, Belper DE56 0NA

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Beautiful Semi Detached House
- 3 Bedrooms & 2 Reception Rooms
- Landscaped Gardens To Front And Rear
- Block Paved Drive
- Fully Renovated Throughout
- Ideal Family Purchase
- Sought After Village
- Council Tax Band B

Property Description

Beautifully Renovated Three-Bedroom Traditional Semi-Detached Home in the Heart of Kilburn

Main Particulars

Derbyshire Properties are delighted to offer for sale this superbly renovated three-bedroom traditional semi-detached family home, occupying a highly sought-after position within the popular village of Kilburn, close to the amenities of Belper. Having undergone extensive modernisation, the property offers stylish and well-proportioned accommodation throughout, perfectly suited to growing families and professional couples alike. The accommodation briefly comprises an inviting entrance hall, spacious living room, and a stunning open-plan dining kitchen. To the first floor, a galleried landing provides access to three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from a generous block-paved driveway, additional side parking and an attractive enclosed rear garden with patio and useful brick-built outbuildings. An internal inspection is highly recommended to fully appreciate the quality and standard of accommodation on offer.

Entrance Hallway

Accessed via an original entrance door with decorative stained-glass side panels, creating a bright and welcoming first impression. Featuring wood-effect flooring, radiator, carpeted staircase rising to the first floor, and useful under-stairs storage cupboard.

Living Room

A well-proportioned reception room enjoying a double-glazed bay window to the front elevation, radiator, TV point, and chimney breast recess providing an attractive focal point with power supply, wall light points to alcoves and carpet flooring.

Open Plan Dining/Kitchen

Dining Area

A superb space for entertaining and family living, featuring continuation of the wood-effect flooring, feature fireplace with power supply, wall light points to alcoves, radiator, and double-glazed French doors opening onto the rear garden.

Kitchen Area

Beautifully fitted with a comprehensive range of contemporary wall and base units with complementary work surfaces incorporating a stainless-steel sink and drainer with mixer tap and stainless steel hob splashback. Integrated appliances include an electric oven, four-ring gas hob with extractor canopy over, fridge/freezer and microwave. There is also plumbing and space for a dishwasher or washing machine. Additional features include under-cupboard lighting, ceiling spotlights, ceiling mounted heat detector and a double-glazed window overlooking the rear garden.

First Floor

Landing

Accessed from the entrance hall, with double-glazed side window and loft access hatch. Carpet flooring.

Bedroom 1

A generous double bedroom with double-glazed window to the front elevation, radiator, and TV point. Carpet flooring. Plug sockets installed for TV wall mounting, with internet points.

Bedroom 2

A further double bedroom with double-glazed window to the rear elevation, radiator, and TV point. Carpet flooring. Plug sockets installed for TV wall mounting, with internet points.

Bedroom 3

A well-proportioned single bedroom with double-glazed window to the front elevation, radiator, and TV point and carpet flooring.

Family Bathroom

Stylishly appointed with a modern three-piece suite comprising a concealed-cistern WC, contemporary wash hand basin, and panelled bath with centrally mounted taps. A mains-fed shower with glazed shower screen is fitted over the bath. Additional features include part-tiled walls, ceiling spotlights, porcelain tiled flooring, chrome heated towel rail, heated mirror, extractor fan and obscure double-glazed window.

Outside

To the front of the property is a substantial block-paved driveway providing off-road parking for two to three vehicles, alongside a generous lawned garden enclosed by a combination of wall and timber fence boundaries. Gated side access leads to the rear garden, where a full-width patio area creates an ideal outdoor seating area.

The rear garden is predominantly laid to lawn with established flower beds, borders, pathway, outside lighting, and water supply. Two attached brick-built outbuildings provide excellent storage, with one currently utilised as a WC and the second is storage with power outlets. The side driveway also provides further parking.

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+) A		
(81-91) B		
(69-80) C	70	79
(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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