



Derby Road
Lower Kilburn BELPER

burchell
edwards

Derby Road Lower Kilburn BELPER DE56 0NH

for sale offers in the region of
£280,000



Property Description

A well-maintained, three bedroom, detached family home situated in a popular location, ideal for commuters with easy access to the A38. The property boasts stunning countryside views to the rear, a generously sized rear garden, ample off-road parking to the front and a new, re-insulated kitchen roof with a 15 year warrantee.

In brief, the accommodation comprises to the ground floor; An entrance hallway, spacious and bright lounge/ diner with a feature electric fireplace, a fitted kitchen and bathroom. To the first floor, there are three well-proportioned bedrooms.

Outside, the property enjoys a gated driveway, providing ample off-road parking, with a gate to the side and leading to the generously sized rear garden. The garden is laid mainly to lawn, with a variety of mature shrubs and stocked flower beds, a pond, summer house and paved patio seating area.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

The property is entered via UPVC double glazed door to the front elevation into a hallway where there are stairs off leading to the first floor, UPVC double glazed window to each side and door opening into the lounge.

Lounge

Having UPVC double glazed window to the front elevation, a radiator, electric feature fireplace and open access to the dining room.

Dining Room

Having UPVC double glazed window to the side elevation, understairs storage cupboard, door to the kitchen, coving to the ceiling and rose ceiling light.

Kitchen

Having a range of matching wall and base units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, wall mounted boiler, electric oven with four ring gas hob, space for under counter fridge and freezer, plumbing for washing machine, tiled splashbacks, coving to the ceiling and door to the rear hall.

Rear Hall

Having door to the bathroom and UPVC double glazed door to the side elevation leading outside.

Bathroom

Having a bath with mixer tap over, low level W.C, vanity wash hand basin, obscured UPVC double glazed window to the rear elevation, a radiator and tiled splashbacks.

First Floor Landing

Having UPVC double glazed window to the side elevation and doors off leading to the bedrooms.

Bedroom One

Having UPVC double glazed window to the front elevation, a radiator, coving, over stairs storage cupboard and fitted wardrobes.

Bedroom Two

Having UPVC double glazed window to the rear elevation and a radiator.

Bedroom Three

Having UPVC double glazed window to the rear, a radiator and loft access.

Outside

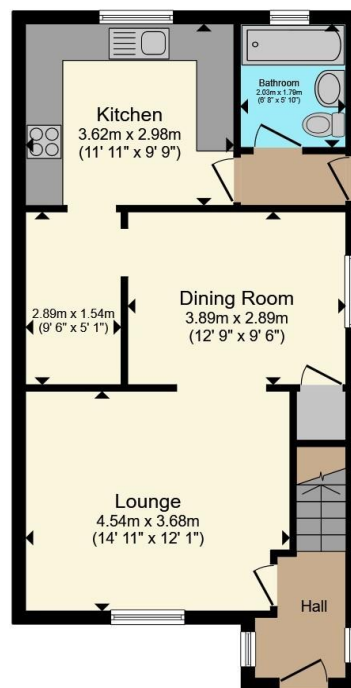
To the front is a gated driveway providing ample off-road parking with gated side access and a low-maintenance frontage with an arrangement of flowers bushes and shrubs.

The rear garden is a particular feature of the property, being generous in size and enjoying stunning views over open countryside. The garden is laid mainly to lawn, with a variety of mature shrubs and well-stocked flower beds, a summer house, pond and a paved patio area.

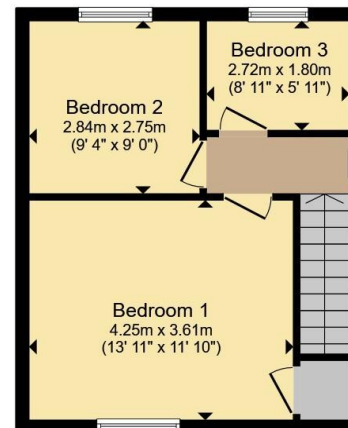








Ground Floor



First Floor

Total floor area 84.9 m² (914 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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1-3 Bridge Street
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EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BEL206886



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