



Ryknield Road  
Kilburn Belper

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### Property Description

A three-bedroom detached bungalow occupying a generous plot on Rykniel Road in the popular village of Kilburn. Ideally positioned for a range of local amenities, including shops, doctors' surgery, pharmacy and bus services, whilst offering excellent access to the A38 for commuting further afield.

The property benefits from level, flat access and is generally well maintained (including new windows in 2021 and new central heating boiler and radiators in 2019), although would now benefit from some modernisation and offers excellent potential for further improvement or extension, subject to the necessary permissions.

The accommodation briefly comprises; An entrance porch, hallway, living room, spacious kitchen/ diner, three well-proportioned bedrooms, a wet room and separate W.C.

Outside, the property is complemented by ample driveway parking, two detached garages and particularly good-sized front and rear gardens, providing plenty of space for outdoor enjoyment and potential landscaping.

Offered for sale with NO UPWARD CHAIN, this is an appealing opportunity for those looking for a detached bungalow with generous outside space, convenient village amenities and scope to add value.

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 Porch

Accessed via a UPVC double glazed door to the front elevation with a door leading to:

### Entrance Hallway

A spacious hallway with central heating radiator, door to airing cupboard housing the central heating combination boiler and a feature obscured window to the side elevation.

### Living Room

Having a UPVC double glazed bay window to the front elevation and obscured window to the side elevation, central heating radiator and a feature gas fireplace with stone surround and hearth.

### Kitchen/ Diner

Having a range of matching wall and base units with complementary work surface over, incorporating a stainless-steel sink/ drainer unit with chrome mixer tap over and a stainless-steel extractor hood. There is ample space for a cooker, fridge/ freezer and washing machine, wall-mounted gas fireplace, UPVC double glazed windows to the side and rear elevation and UPVC double glazed door to the rear, providing access into the garden.

### Bedroom One

With a bay window to the front elevation and central heating radiator.

### Bedroom Two

Having UPVC double glazed window to the side elevation and central heating radiator.

### Bedroom Three

Having UPVC double glazed window to the rear elevation, central heating radiator and wall-mounted gas fireplace.

### Wet Room

A walk-in wet room with electric shower and wall-mounted wash hand basin with chrome taps over, fully tiled walls to the shower area, central heating radiator and UPVC double glazed obscured window to the rear elevation.

### W.C

Having low level W.C, half tiled walls and UPVC double glazed obscured window to the rear elevation.

## Outside

To the front, the property is well set-back from the road, with a large fore-garden laid mainly to lawn with a variety of mature shrubs and plants. There is a tarmac driveway down the side of the property, providing ample off-road parking and access to the rear garden and two detached garages. The rear garden is also generous in size, with a large concrete patio, providing additional space for parking, shrub area and a laid lawn, planted area. A pathway runs to the side of the garden.

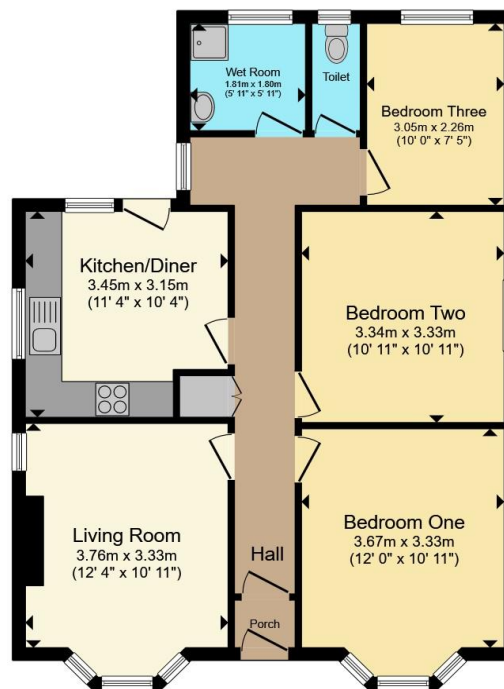
## Two Detached Garages

Both served by power and light and electric up and over door.









## Ground Floor

Total floor area 75.1 m<sup>2</sup> (809 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](http://www.propertybox.io)



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EPC Rating: Council Tax  
 Awaited Band: D

Tenure: Freehold

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