



Kilburn Lane
Belper





Property Description

A traditional three bedroom semi-detached home situated in a sought-after location within Belper, boasting stunning views over open countryside to the front & rear. The property enjoys ample off-road parking, a detached garage and a generously sized enclosed garden to the rear. For sale with no upward chain. The accommodation comprises to the ground floor; An entrance hallway, spacious lounge, dining room and fitted kitchen. To the first floor are three well-proportioned bedrooms and a shower room. Outside, the property has a tarmac driveway and garage to the front. The rear garden is particularly generous in size and is laid mainly to lawn with a paved patio area and stunning views over open countryside.

Entrance Hallway

Accessed via timber door to the front elevation with stairs rising to the first floor, under stair storage cupboard and a central heating radiator.

Lounge

Having bay window to the front elevation and central heating radiator.

Dining Room

Having central heating radiator and window to the side elevation.

Kitchen

Having a range of matching wall and base units with laminate work surfaces over incorporating inset sink and drainer unit with mixer tap over. There is a tiled splashback, central heating radiator, window to the rear elevation and door to the side elevation leading out to the garden.

First Floor Landing

Having loft hatch.

Bedroom One

Having window to the rear elevation, enjoying stunning views over open countryside and a central heating radiator.

Bedroom Two

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

Bedroom Three

Having window to the front elevation and a central heating radiator.

Shower Room

A three piece suite that comprises of; A double width shower cubicle with shower head over, low level W.C and a pedestal wash hand basin with chrome taps over. The walls are fully tiled, there is a central heating radiator, obscured window to the rear elevation, extractor fan and cupboard housing the boiler.

Outside

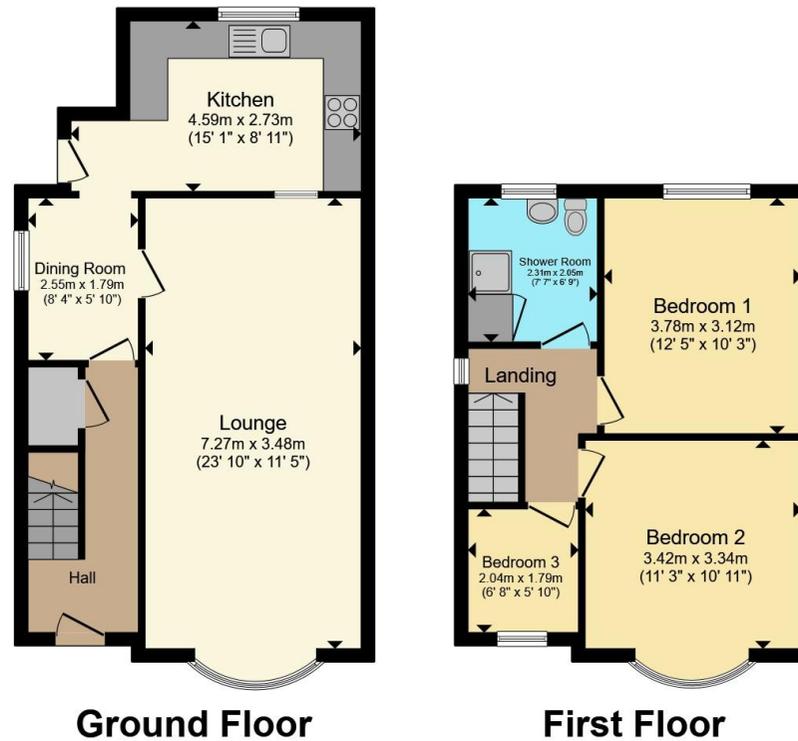
To the front of the property is a tarmac driveway providing ample off road parking and access to the garage.

To the rear the garden is fully enclosed with stunning views over countryside and is laid mainly to lawn with a paved patio area.









Total floor area 88.2 m² (949 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

T 01773 822622
E belper@burchelledwards.co.uk

1-3 Bridge Street
 BELPER DE56 1AY

EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

check out more properties at burchelledwards.co.uk



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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BEL206908 - 0002