

Home 2 Sell

Quality Service For Less



49 Bramble Way

Kilburn, Belper, DE56 0LH

Offers Around £175,000



Situated in a fine position is this modern two bedroom residence which represents an excellent opportunity for the discerning purchaser, looking to acquire an easy to manage and superbly presented family home. The well proportioned living accommodation has the benefit of sealed unit PVCu double glazing and gas central heating and the living accommodation consists of: Entrance porch, lounge with feature fireplace and fitted kitchen. To the first floor a master bedroom and well proportioned second bedroom and a family bathroom with three piece suite. The property is set back from the road with a tarmac driveway providing ample off road parking with adjacent slate border. To the rear a delightfully enclosed garden having a patio area, lawn and well stocked border. Timber garden shed. Viewing Essential.
NO CHAIN



Porch

The property is entered via a PVCu door with PVCu double glazed window to the front elevation. Central heating radiator.

Lounge/ Dining Room

11'11" x 8'7" x 17'4" (3.65m x 2.62m x 5.30m)

A spacious and very well presented lounge with dining area. PVCu double glazed window to the front elevation. Two ceiling lights., central heating radiator, useful understairs storage cupboard. Marble aggregate hearth and back drop with raised hearth having an inset fire.

Fitted Kitchen

11'10" x 6'9" (3.62m x 2.07m)

Having a range of base wall and matching drawer units with work surfaces over incorporating a stainless steel sink drainer unit with a chrome Swan neck mixer tap. Integrated electric fan assisted oven with gas four ring hob and stainless steel extractor canopy over. PVCu double glazed tilt and turn sliding patio door. Wood grain effect flooring, recessed ceiling lighting, central heating radiator. space and plumbing for an automatic washing machine, space for a fridge freezer. Wall mounted gas combination boiler which services the domestic hot water and central heating system.

To the first floor landing

Ceiling light and access to the loft void.

Bedroom One

9'9" reducing 8'5" x 9'10" (2.98m reducing 2.58m x 3.02m)

With PVCu double glazed window to the rear elevation., fitted wardrobes and drawers, central heating radiator and ceiling light.

Bedroom Two

8'7" reducing 5'6" x 11'10" reducing 8'5" (2.64m reducing 1.70m x 3.63m reducing 2.57m)

Having a PVCu double glazed window to the front elevation. wood effect laminate flooring. Light to the ceiling, central heating radiator and a useful storage cupboard.

Bathroom

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a bath with panelled side and Triton electric shower over. PVCu double glazed opaque window to the side elevation, recessed ceiling lighting, complimentary part wall tiling and central heating radiator.

Outside

To the front of the property there is a tarmac driveway providing ample off road parking with slate low maintenance border. Gated access to the rear of the property.

To the rear of the property there is a paved patio area and garden laid to lawn with border containing a selection of shrubs and flowering plants. To the foot of the garden there is a further paved area and timber garden shed.

Area

Kilburn is a popular village within easy reach of Belper, Ripley, Derby and the A38, M1 and A6. The village offers amenities such as primary schools, village pubs and secondary schooling is within walking distance.

Directional Note

Proceed out of Belper along Spencer Road taking a

right hand turn at the first mini island and a left hand turn at the second mini island onto Kilbourne Road. Proceed for some time towards Kilburn Toll Bar. Just before reaching the traffic lights take a left hand turn onto Brickyard Lane and take the second right onto Bramble Way where number 49 can be clearly identified by our distinctive Home2sell For Sale board.



Road Map



Hybrid Map



Terrain Map



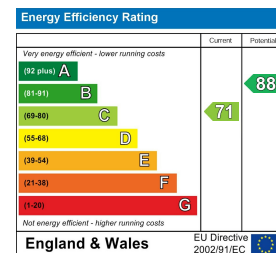
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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