

Home 2 Sell

Quality Service For Less



46 Derby Road

Lower Kilburn, DE56 0NG

Offers Around £179,995



Home2Sell are delighted to offer for sale this beautifully presented two bedroom end terrace property occupying a popular and convenient location. The property has been upgraded to a high standard which can only be truly appreciated when viewed. Complemented by PVCu double glazing and gas central heating. A recommended internal inspection will reveal: Porch, lounge with feature fireplace, dining room with useful under stairs pantry and fitted kitchen. To the first floor there are two generous bedrooms and a family bathroom having a four piece suite. Outside to the front is a gravelled driveway. A shared path to the side leads through a secure gate to the rear. To the rear is a paved patio, good sized lawn garden with mature established borders and a gravel sitting area to the top over looking a stream. Viewing Essential.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Porch

The property is entered via a composite half glazed door, PVCu double glazed window to the side aspect and vinyl flooring.

Lounge

11'1" reducing 9'3" x 11'4" (3.39m reducing 2.82m x 3.47m)

Having a PVCu double glazed window to the front elevation, central heating radiator, television aerial point, laminate woodgrain effect flooring and the focal point of the room being an period open fire with period surround.

Dining Room

9'4" x 11'0" (2.85m x 3.37m)

Having a PVCu double glazed window to the rear elevation, laminate wood grain effect flooring, central heating radiator, built in bespoke cupboard housing the electrics and useful under stairs pantry. Stairs off to the first floor.

Kitchen

10'5" x 6'1" (3.20m x 1.86m)

Having a modern fitted kitchen having a range of base and wall cupboards with marble effect rolled top work surface over incorporating Belfast ceramic sink with chrome mixer tap and complimentary splash back tiling. Integrated electric oven, gas hob and stainless steel extractor canopy over. Space for a fridge freezer and space and plumbing for an automatic washing machine. Tiled flooring, central heating radiator, PVCu double glazed window to the side elevation and stable style door to the rear access.

To the first floor landing

Having two wall lights and access to the loft void. Cupboard housing the Glow worm Ultracom gas central heating boiler which services the domestic hot water and central heating system.

Bedroom One

11'8" x 11'0" (3.56m x 3.36m)

This generously proportioned room has a PVCu double glazed window to the front elevation, exposed feature inset brick fireplace with painted stone lintel, central heating radiator and ceiling light.

Bedroom Two

6'6" x 11'1" (2.00m x 3.39m)

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light.

Family Bathroom

This generously sized room is appointed with a four piece suite comprising of a bath with panelled side, pedestal hand wash basin, close couple WC and a tiled shower enclosure with electric Mira Sport shower, vinyl flooring, complimentary half tiled walls, central heating radiator., PVCu double glazed window to the rear elevation and ceiling light.

Outside

Outside to the front is a gravelled driveway. A shared path to the side leads through a secure gate to the rear. To the rear is a paved patio, good sized lawn garden with mature established borders and a gravel sitting area to the top over looking a stream.

Area

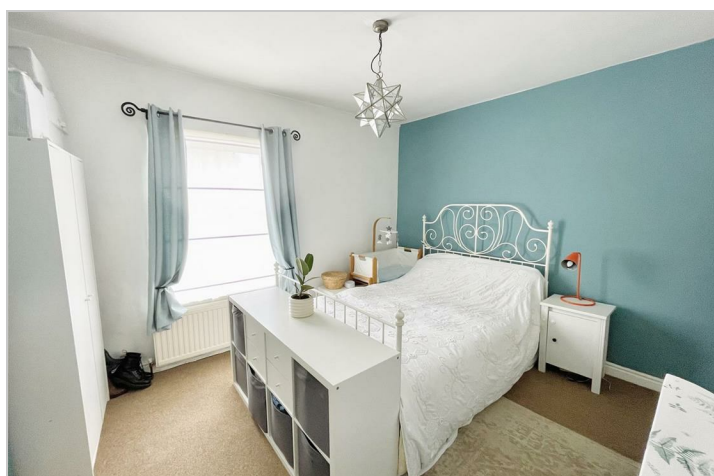
This property gives good access to schooling and commuting to Derby via the A38 and is

approximately three miles from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

Directional Note

Leave Belper along the Kilbourne Road, which then becomes Kilburn Lane. At the Kilburn Toll Bar traffic lights turn right onto Derby Road, eventually reaching No 46 which can be found on the right hand side clearly identified by our distinctive Home2sell For sale board.



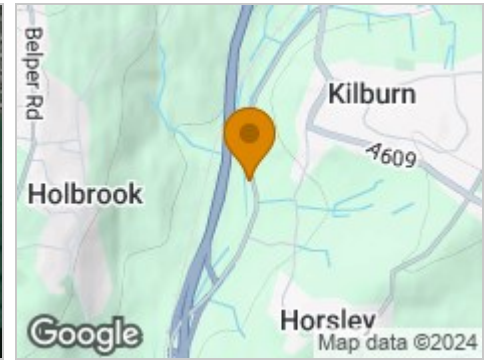
Road Map



Hybrid Map



Terrain Map



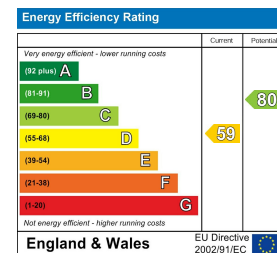
Floor Plan



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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