

Home 2 Sell

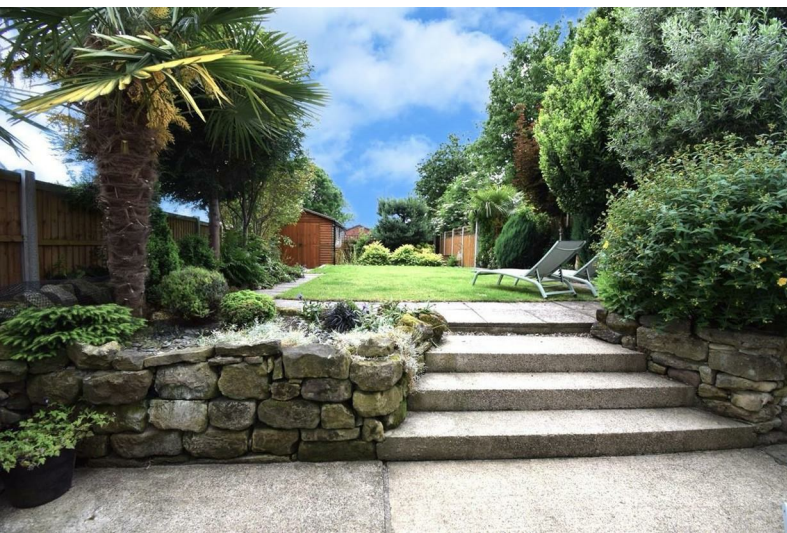
Quality Service For Less



1 White Hart Yard

Kilburn, DE56 0LU

Offers Over £280,000



Situated within the historical village of Kilburn, Derbyshire is this attractive detached cottage residence. This property represents an excellent opportunity for the discerning purchaser looking to acquire an easy to manage, superbly presented, two bedroomed, character accommodation which has been refurbished to a very high specification. Enjoying a delightful position which can only be truly appreciated when viewed. The property has the benefit of sealed unit double glazing and gas central heating. The accommodation comprising in brief of a generous lounge and dining room with fitted feature log burning stove and a wrought iron spiral staircase. Fitted galley dining kitchen, to the first floor two double bedrooms and a luxury, recently fitted family bathroom. Outside to the rear a beautifully landscaped garden having a terrace immediately to the rear giving way to a generous lawn surrounded by established and well stocked planted borders with further Indian flagstone patio ideal for el fresco dining and entertaining. Included with the sale is a versatile workshop having power and light. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Lounge Dining Room 5.51m x 2.97m

The property is entered via a composite entrance door having stained glass "White Hart" motif. This generously proportioned room consists of a sitting area with an inglenook stone fireplace with inset log burning stove. Having a wrought iron spiral staircase off to the first floor landing, exposed ceiling beams, dining area, PVCu double glazed windows to the front and side elevations, central heating radiator and a traditional latched door to the kitchen. Television point and wall lighting.

Breakfast Kitchen 5.99m x 2.26m

Having a beautiful fitted kitchen having a range of base, wall and matching drawer units with wood grain worksurfaces over incorporating a ceramic Belfast sink with chrome Swan neck mixer tap and complimentary splash back tiling. Mini range style oven and gas hob, exposed ceiling beams, feature exposed stone wall, PVCu double glazed window and stable door to the rear garden. Space and plumbing for an automatic washing machine, space for a fridge freezer, space for a dishwasher, tiled flooring and central heating radiator. Wall mounted gas boiler which services the domestic hot water and central heating system.

To the first floor landing

With latch doors leading to Bedrooms and Family Bathroom.

Bedroom One 5.84m x 2.79m

This Spacious master bedroom has PVCu double glazed dual aspect and side windows, fitted

wardrobes, exposed ceiling beams, two central heating radiators and ceiling light. (There is the potential possible option to split this room if desired subject to the necessary regulations and consents).

Bedroom Two 3.05m x 2.49m

Having a PVCu double glazed window to the rear elevation, exposed beams, central heating radiator and recessed lighting.

Luxury Family Bathroom

This beautiful bathroom has a fitted bath with rain shower over, concealed cistern WC and fitted vanity hand wash basin with cabinet. Complimentary wall and floor tiling. Vanity LED mirror and heated towel rail. PVCu double glazed window.

Outside

A special feature of the sale is this beautiful rear garden which enjoys a most pleasant aspect having a terrace area directly to the rear with a dry stone wall and steps to a raised garden laid mainly to lawn with established and well stocked planted flower beds and borders containing and interesting and varied selection of plants shrubs and trees. A pathway leads to a further sunny Indian flagstone paved patio area and gives access to versatile workshop. The garden is secure with fenced boundaries and a secure gated access.

Workshop

Having power and light.

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 nursery, primary school, village shop, doctor's surgery, village pub and secondary schooling (John Flamstead School) all within walking distance.

Directional Note

Leave Belper along High Street which becomes Spencer Road. Turn right at the first mini island and left at the second onto Kilbourne Road which then becomes Kilburn Lane. Proceed through the traffic lights onto Bywell Lane, proceed straight over at the mini island onto Church Street and The cottage can be found on the right hand side clearly identified by our distinctive Home2sell For Sale board.



Road Map



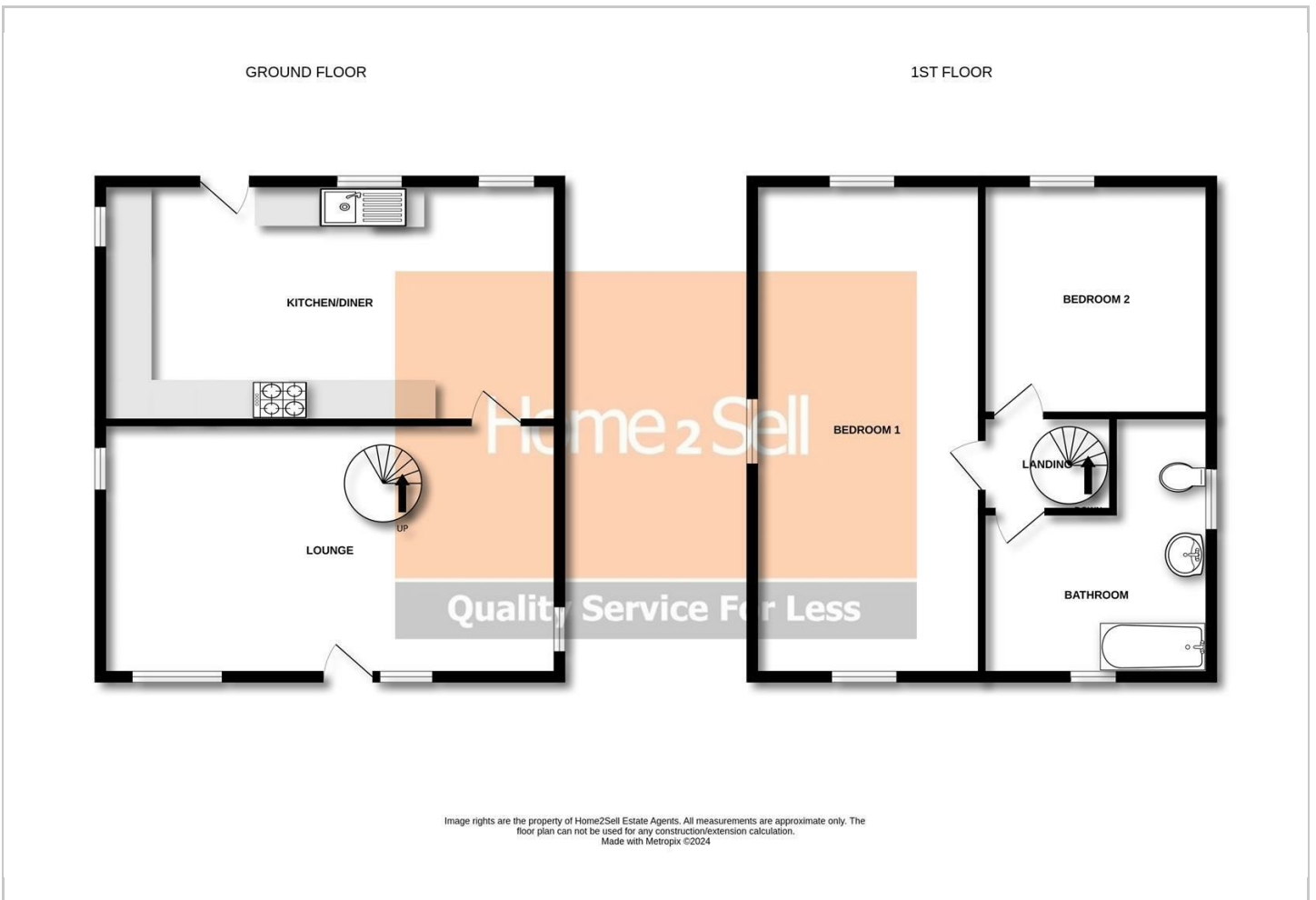
Hybrid Map



Terrain Map



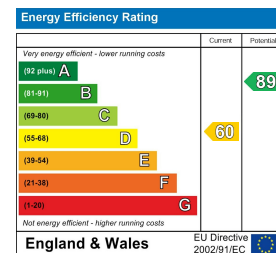
Floor Plan



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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