

Home 2 Sell

Quality Service For Less



17 Park Close

Kilburn, Belper, DE56 0PS

£370,000



Occupying a popular and convenient location is this stylish gable fronted four double bedroom detached residence, representing an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and superbly presented family home. Benefiting from a generously sized plot this spacious family home is beautifully presented throughout and has PVCu double glazing and gas central heating. The accommodation comprising in brief of entrance hall, guest cloakroom WC, study/bedroom five, lounge with feature inset fire place, impressive open plan kitchen/diner and utility room. To the first floor the galleried landing leads to a master bedroom with luxury en suite shower room, three further double bedrooms and a luxury family bathroom. To the outside there is a lovely generously proportioned enclosed rear garden with decking area making an ideal space for alfresco dining and entertaining which gives way to a manicured lawn with well stocked established borders. To the front a tarmac driveway provides off road parking for several vehicles. VIEWING HIGHLY RECOMMENDED. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

Having a storm porch vestibule the property is entered via a composite door with glazed inserts, quality porcelain tiled flooring, central heating radiator and recessed ceiling lighting. Stairs off to the first floor landing.

Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and a wall mounted hand wash basin. Porcelain tiled flooring, central heating radiator, complimentary splash back tiling and extractor fan.

Lounge

19'8" x 10'11" reducing 9'4" (6.00m x 3.33m reducing 2.87m)

This generously proportioned room has a walk in bay PVCu double glazed window to the front elevation, two central heating radiators, two ceiling lights and a television point. The focal point of the room is a wall mounted inset gas living flame Stovax Gazco fire.

Open Plan Dining Kitchen

24'3" x 9'7" extending 9'7" (7.40m x 2.93m extending 2.94m)

This most impressive room has a beautiful fitted kitchen comprising of a range of base wall and matching drawer units with worksurfaces over incorporating an inset sink with chrome Swan neck mixer tap. Having an integrated double electric fan assisted oven, five ring gas hob with extractor over. Space for an American style fridge freezer. Having PVCu double doors to the rear garden aspect, PVCu double glazed window to the rear elevation and a PVCu door to the side access. Complimentary splash back tiling, porcelain tiled flooring, central heating radiator, kick plate heater, integrated dish washer, integrated microwave oven, recessed ceiling lighting, ceiling light and useful pantry with porcelain tiled flooring.

Utility

8'0" x 6'5" (2.46m x 1.97m)

Having a ceramic tiled flooring, space and plumbing for an automatic washing machine, space for a tumble dryer, recessed ceiling lighting, PVCu door to the side aspect and a wall mounted gas boiler which services the domestic hot water and central heating system.

Study/Bedroom Five

9'2" x 8'0" (2.81m x 2.45m)

Having a PVCu double glazed window to the front elevation, central heating radiator, quality engineered oak flooring and recessed ceiling lighting.

To the first floor landing

Having a galleried landing with PVCu double glazed window to the side elevation, central heating radiator, ceiling light and access to the loft void.

Master Bedroom

15'8" reducing 13'1" x 10'11" (4.79m reducing 3.99m x 3.35m)

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

Luxury Ensuite Shower Room

Having a luxury three piece suite comprising of a close couple WC, vanity hand wash basin with built in cabinet and a tiled shower enclosure having a thermostatically controlled shower with rain head and hand held attachment. Recessed ceiling lighting, chrome ladder style heated towel rail and extractor fan. Complimentary wall and floor tiling.

Bedroom Two

14'3" x 11'8" x 11'0" max (4.35m x 3.57m x 3.36m max)

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

Bedroom Three

11'5" reducing 9'1" x 12'11" (3.49m reducing 2.77m x 3.95m)

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

Bedroom Four

9'8" x 9'8" (2.95m x 2.96m)

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

Luxury Family Shower Room

Having a luxury fitted three piece suite comprising of a close couple WC, vanity hand wash basin with fitted cabinet and a tiled shower enclosure having a Mira electric shower. Airing cupboard housing the domestic hot water tank, recessed ceiling lighting, extractor fan, PVCu double glazed opaque window and a chrome ladder style heated towel rail. Complimentary wall and floor tiling.

Outside

To the front a tarmac driveway provides off road parking for several vehicles with gated side access to the rear garden.

A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect with a decking area immediately to the rear making an ideal space for el fresco dining and entertaining which gives way to a manicured lawn with well stocked established borders. Timber garden shed.

Area

Kilburn is a much sought after village offering a wide range of amenities including Post Office with general store, selection of local village inns and good schooling within close proximity. It is conveniently located near to excellent transport links, in particular the A38 which provides easy access to the main motorway network in the north and Derby City Centre in the south which offers a comprehensive range of services.

Directional Note

From our Belper office, proceed along and past the Market Place, which becomes High Street and then Spencer Road, turning right at the mini-roundabout onto Short Street and left at the next mini-roundabout onto Kilbourne Road. Follow this road out of Belper to the Kilburn Toll Bar traffic lights, proceeding straight over to the next mini-roundabout and taking a left-hand turn onto Highfield Road. Follow this road, which then becomes Chapel Street, eventually taking a right-hand turn sign posted for Dale Park Avenue, first right onto Dale View Gardens and first right onto Park Close and the property will be found on the left hand side clearly denoted by our distinctive Home2sell For sale board.



Road Map



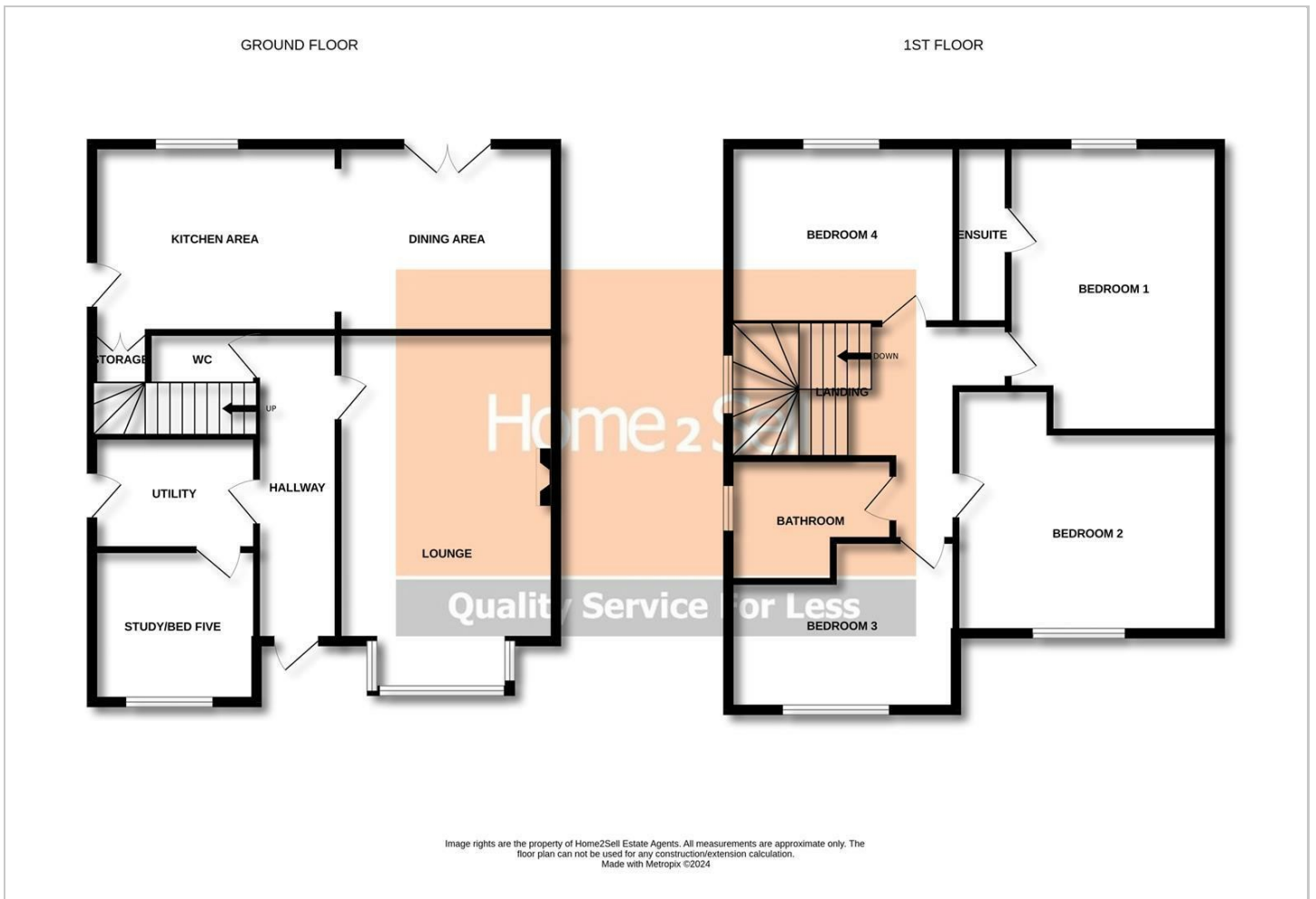
Hybrid Map



Terrain Map



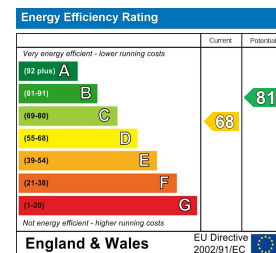
Floor Plan



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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