

Home 2 Sell

Quality Service For Less



39 Chapel Street

Kilburn, DE56 0NR

Offers Over £175,000



Occupying a popular location is this two bed roomed cottage residence which represents an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and superbly presented home hosting a wealth of character and charm. The PVCu double glazed and gas centrally heated accommodation comprises in brief of lounge with feature fireplace, dining room with a multi fuel burning stove, beautiful modern fitted kitchen and utility. To the first floor landing two well proportioned bedrooms and a family bathroom having a three piece suite. There is also useful loft space with easy access pull down ladder. Outside to the front the property has a small forecourt and to the rear a garden having a patio making an ideal space for el fresco dining and entertaining giving way to a generous low maintenance garden. Viewing Essential.



Lounge

11'1" x 12'11" reducing 11'8" (3.38m x 3.95m reducing 3.57m)

The property is entered via a composite door, PVCu double glazed window to the front elevation, television point, central heating radiator, laminate wood grain effect flooring. The focal point of the room is a feature inset fireplace having a wooden mantle. Coving to the ceiling and light.

Dining Room

11'3" reducing 10'0" x 10'3" (3.45m reducing 3.05m x 3.13m)

Having a PVCu double glazed window to the rear aspect, central heating radiator and ceiling light. Having an original Derbyshire fireplace with an inset multi fuel burning stove set on a raised hearth with exposed brick back drop and stone lintel. Laminate wood grain effect flooring, useful under stairs storage and stairs off to the first floor landing.

Kitchen

6'6" x 8'0" (2.00m x 2.45m)

Having a beautiful fitted kitchen comprising of a range of base wall and matching drawer units with work surfaces over incorporating a stainless steel sink and drainer unit with chrome mixer tap over. Having an integrated four ring gas hob with extractor over, integrated electric fan assisted oven, space and plumbing for an automatic washing machine, wall mounted boiler glow worm boiler which services the domestic hot water and central heating system. Tiled flooring, PVCu double glazed window to the rear elevation and a door to the side access for the utility lean to.

Utility

7'9" x 4'8" (2.37m x 1.43m)

Having space for a fridge freezer and tumble dryer. Tap, PVCu double doors to the rear garden aspect.

To the first floor landing

Having loft access with pull down ladder and ceiling light.

Bedroom One

11'0" x 10'3" (3.37m x 3.14m)

This generous bedroom has a PVCu double glazed window to the front elevation, built in fitted wardrobes, central heating radiator and ceiling light.

Bedroom Two

10'3" x 5'5" extending 6'10" (3.13m x 1.66m extending 2.09m)

Having a PVCu double glazed window to the rear elevation benefitting from a fine aspect, built in wardrobe, central heating radiator and ceiling light.

Family Bathrom

This spacious family has a three piece suite comprising of a comprising; bath with an electric shower over, close couple W.C, wash hand basin with mixer tap over, tiled splash backs, extractor fan, chrome heated towel rail and an opaque PVCu double glazed window to the rear elevation.

Loft Space

Having a pull down ladder this fantastic space has eaves storage, carpet to flooring and an exposed brick chimney breast with a velux style sky light.

Outside

Outside to the front the property has a small

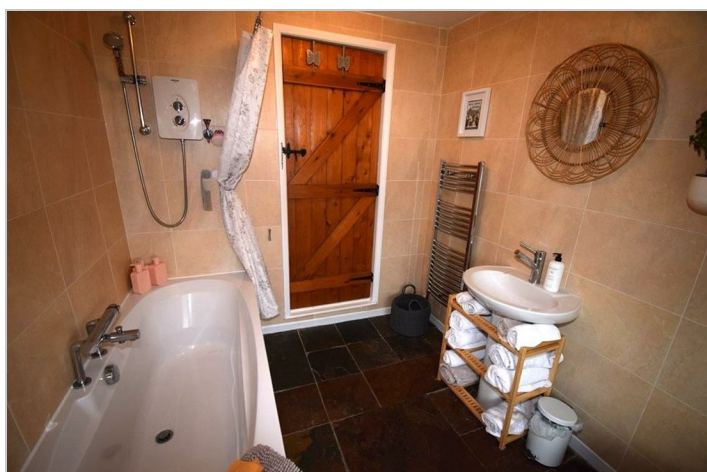
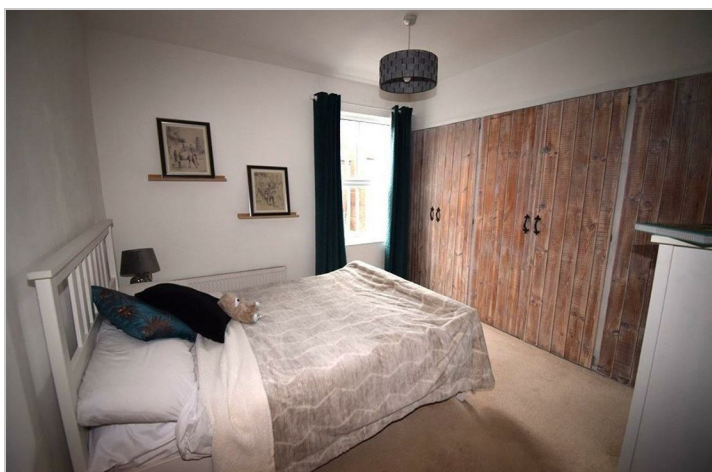
forecourt and to the rear a garden having a patio making and ideal space for el fresco dining and entertaining giving way to a generous low maintenance garden.

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 school, village pub, shop and secondary schooling is within walking distance. Chapel Street is at the heart of the village, whilst offering far reaching views of local countryside.

Directional Note

Leaving Belper via Kilburn Road proceed toward the traffic lights at Rawson Green, continue straight across onto Byewell Lane and then at the mini roundabout turn left onto Highfield Lane which becomes Chapel Street where the property is then situated on the left hand side clearly identified by our distinctive Home2sell For sale Board.



Road Map



Hybrid Map



Terrain Map



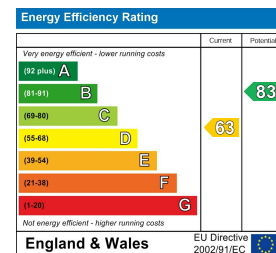
Floor Plan



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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