

Home 2 Sell

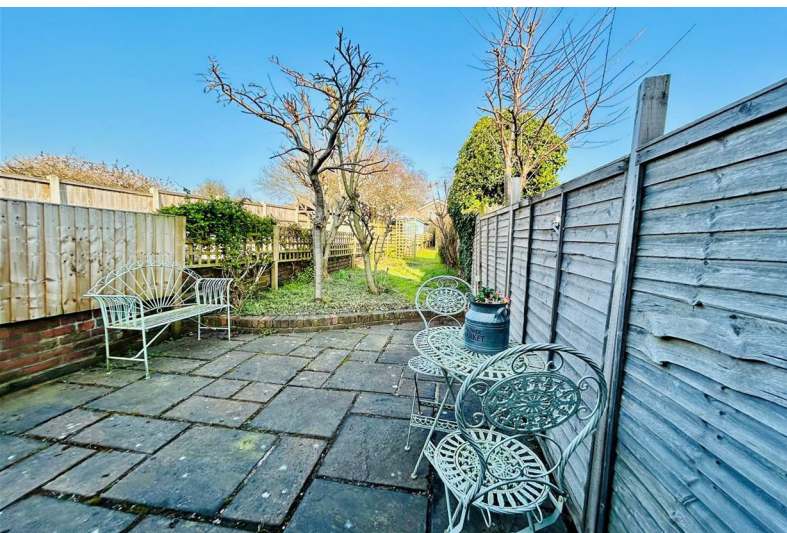
Quality Service For Less



53 Kilbourne Road

Belper, DE56 1HA

£199,995



A rare opportunity to acquire a most individual cottage occupying this popular and convenient location which represents an excellent opportunity for the discerning purchaser looking to acquire a well appointed and deceptively spacious character accommodation. The property offers superb versatile living accommodation, supplemented by gas fired central heating and PVCu double glazing. A recommended internal inspection will reveal; Lounge with feature multi fuel burning stove, separate dining room, fitted kitchen and downstairs WC. To the first floor landing two double bedrooms and bathroom with a separate shower room. There is also a versatile attic room with Velux style window. Garden to the rear. Viewing Essential.



Lounge

13'8" x 11'10" max (4.19 x 3.61 max)

The property is entered via a PVCu door with opaque glass leaded insert opening into lounge. Focal point of the room is the fire surround having a beam over with a stone lintel, exposed brick log burning stove on a terracotta tiled hearth. PVCu double glazed window overlooking the front elevation. Ceiling light, coving to the walls. Double central heating radiator. Telephone point, TV point and stripped wood floor. Opaque glazed door opening into rear hall. Door opening into storage cupboard. Opening into dining room.

Dining Room

11'11" x 10'2" extending 12'9" (3.64m x 3.12m extending 3.91m)

Fire opening and slate tiled hearth. PVCu double glazed window to the rear elevation, double central heating radiator, ceiling light. Opaque glazed door into kitchen.

Kitchen

13'8" x 7'4" (4.19m x 2.26m)

Appointed with a range of base wall cupboards and drawers having a black marble effect laminate roll edge work surface incorporating a stainless steel sink with single drainer and mixer taps over. Complimentary splash back tiling. Gas hob with extractor over and built in electric oven/grill. Space for automatic washing machine and dishwasher (both plumbed in). Integrated fridge and freezer. Wall mounted gas Ideal Logic Plus boiler which services the domestic hot water and central heating system. PVCu double glazed window to the side elevation, PVCu door opening onto the rear

garden. Double central heating radiator, bank of spotlights to the ceiling. Door opening into downstairs cloakroom.

Cloakroom WC

7'4" x 2'6" (2.24m x 0.78m)

Having a low flush WC, pedestal wash hand basin, opaque PVCu glazed window to the side elevation and ceiling light

To the first floor landing

Stairs leading to first floor landing having ceiling light

Bedroom One

13'4" reducing 12'2" x 11'10" (4.08m reducing 3.73m x 3.61m)

PVCu double glazed window overlooking the front elevation. Double central heating radiator, ceiling light

Bedroom Two

11'11" x 11'6" m max (3.64m x 3.51 m max)

PVCu fully opening double glazed window to the rear elevation. Central heating radiator, ceiling light, access to roof void.

Family Bathroom

10'3" max x 7'6" reducing 4'8" (3.13m max x 2.31m reducing 1.43m)

Appointed with a two piece suite with large bath with central taps, complimentary splash back tiling, pedestal wash hand basin. Double central heating radiator. Opaque glazed window to the side elevation. Airing cupboard housing hot water cylinder and slatted shelving. Ceramic tiled floor.

Shower Room

7'4" x 5'6" (2.26m x 1.70m)

Doorway opening from bathroom into separate area with low flush WC and electric shower cubicle with electric shower. Central heating radiator, ceiling light, halogen spot lights, ceramic tiled floor.

Attic Room

Having a pull down ladder, ceiling light and a Velux style window.

Outside

Path leading to front door and continues to rear door and garden.

To the rear is a generous garden having patio, lawn and mature plants.

Area

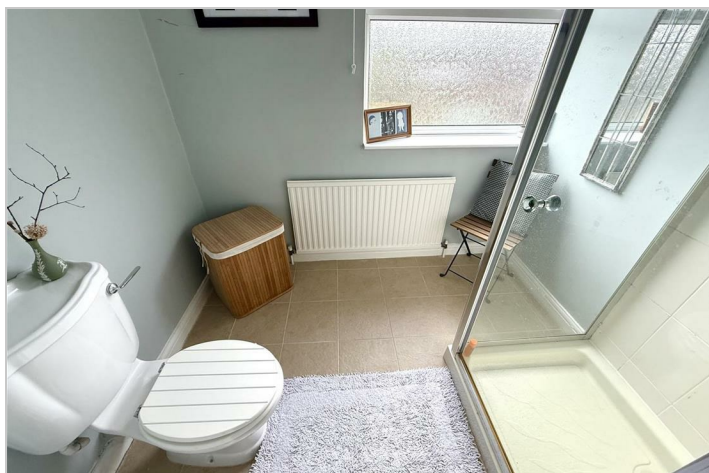
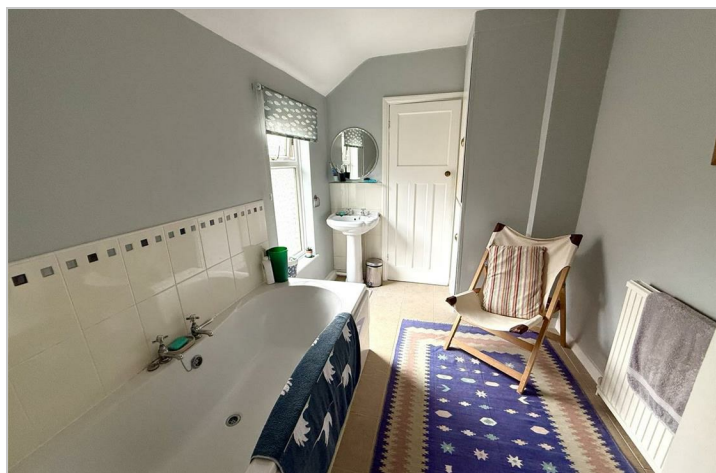
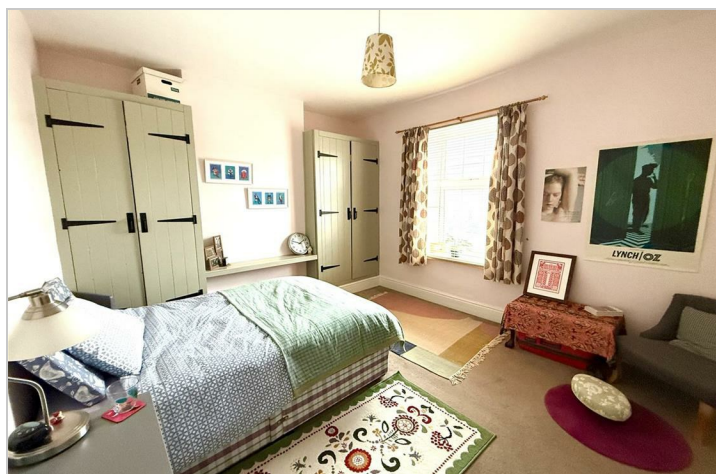
53 Kilbourn Road is situated approximately a mile from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's 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

From the Home2Sell office on the Market Place continue up the hill onto Spencer Road, proceed to mini roundabout continue over where the property can be seen on the left hand side clearly marked by the distinctive Home2Sell For Sale board.



Road Map



Hybrid Map



Terrain Map



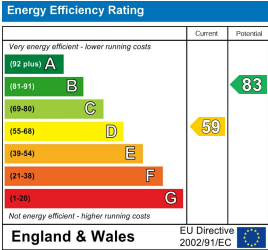
Floor Plan



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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