

# Derby Road

Lower Kilburn, Belper, DE56 0NH

John German



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Offers In Excess Of

£500,000

Impressive high specification modern home with spacious open plan ground floor living space which includes a formal dining room and a second sitting room along with a contemporary living dining kitchen with bi-folds opening out onto a lovely garden that makes the most of a lovely rural outlook.

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The property has undergone a full schedule of improvements and extensions creating a large home ideal for a family, set on a good sized plot behind a high brick and panel boundary with electric gates, leading to a large driveway providing off road parking for several vehicles and access to an integral garage with electric door.

The property's location in Lower Kilburn gives easy access to nearby Horsley Church of England Primary School, a petrol station and is also very convenient for the A38 along with the close by market town of Belper which offers an extensive range of amenities. Derby city centre is also within easy reach, as well as the M1 motorway.

Entrance to the property is via a front porch with a uPVC double glazed and leaded entrance door with matching side lights providing access to a further uPVC double glazed and leaded door into the entrance hall.

The hallway has recessed ceiling spotlighting, decorative coving, stairs lead to the first floor, courtesy door into the garage, and fitted guest cloakroom, partly tiled with a white suite comprising low flush WC, wash hand basin with mixer tap and chrome towel radiator.

Moving through to the rear of the house where the stunning open plan layout opens up before you, set to the back drop of lovely gardens and countryside views. This beautiful light and airy room is filled with natural light courtesy of the double-glazed lantern roof which sits above the living/kitchen area and double glazed bi-fold doors opening onto the patio offering fabulous views over the garden and open fields beyond. Featuring a Kedleston Interiors high-specification fitted kitchen with large Quartz topped island incorporating a breakfast bar and four plate Neff induction hob with vented extractor and LED under-counter lighting, further Quartz topped preparation surface with matching upstand, inset Franke one and a half stainless steel sink unit, a range of Neff integrated appliances including a washing machine, dishwasher, CircoTherm compact oven, two further CircoTherm ovens with Slide and Hide drawers (one of which also has a steaming function), microwave oven, further appliance space suitable for a large American style fridge/freezer, gloss finished cupboards again Quartz topped with LED lighting, recycling bin, three contemporary style floor-to-ceiling radiators, recessed ceiling spotlighting, uPVC double glazed and leaded door to the side, and internal door to the study.

The formal dining room overlooks the front elevation and is fully open plan to the main living space with a feature fireplace incorporating a granite surround and hearth with pebble effect fitted gas fire, two central heating radiators and recessed ceiling spotlighting.

To the left, off the kitchen, is a second sitting area also open plan to the main living space with central heating radiator, recessed ceiling spotlighting, decorative coving and uPVC double glazed and leaded French doors opening onto the small private patio area. The study has a central heating radiator, recessed spotlighting, decorative coving and uPVC double glazed and leaded window to the front.

On the first floor, stairs lead to a central split level landing with central heating radiator, decorative coving, access to loft space, uPVC double glazed and leaded window to the front and doors to four bedrooms and bathroom.

The lovely master bedroom enjoys fabulous views over the rear garden and fields beyond with Horsley Church spire on the horizon, central heating radiator, decorative coving and exposed floorboards. A door opens to the en-suite shower room which is fully tiled with a white suite comprising low flush WC, vanity unit with wash hand basin and cupboard beneath and shower cubicle. There is also a chrome towel radiator, recessed ceiling spotlighting and extractor fan.

Double bedroom two is a very spacious "T" shaped bedroom with two central heating radiators, decorative coving, recessed spotlighting, sealed unit double glazed dormer window to the rear with stunning views, and Velux skylight to the front. Double bedroom three also enjoys impressive views to the rear, central heating radiator and decorative coving. Double bedroom four overlooks the front elevation with a central heating radiator and decorative coving.

The luxury family bathroom is fully tiled and fitted with a white suite comprising low flush WC, roll edge freestanding bath with mixer tap and handheld attachment, shower cubicle and a vanity wash basin with storage beneath. There is a ladder style radiator, decorative coving, extractor fan and uPVC double glazed and leaded window to the front.

The property occupies a sizeable plot set well back from the road behind attractive timber and brick pillared fencing and timber electric gates leading to a tarmac driveway providing ample off road parking/car standing with the benefit of an EV charging point and access to the integral garage. The garage has an electric roller door with power and lighting connected. To the rear of the property is a beautiful, fully enclosed garden which backs onto paddock/fields and features a good-sized terrace/seating area, generous sized lawn, extremely well stocked borders and a further seating area to the foot of the garden.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:**

**Parking:**

**Electricity supply:**

**Water supply:**

**Sewerage:**

**Heating:**

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Amber Valley Borough Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency) [www.ambervalley.gov.uk](http://www.ambervalley.gov.uk)

**Our Ref:** JGA/02052025

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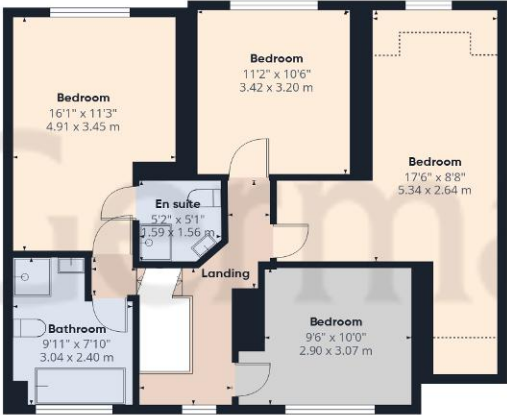








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1861 ft<sup>2</sup>

172.8 m<sup>2</sup>

Reduced headroom

43 ft<sup>2</sup>

4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

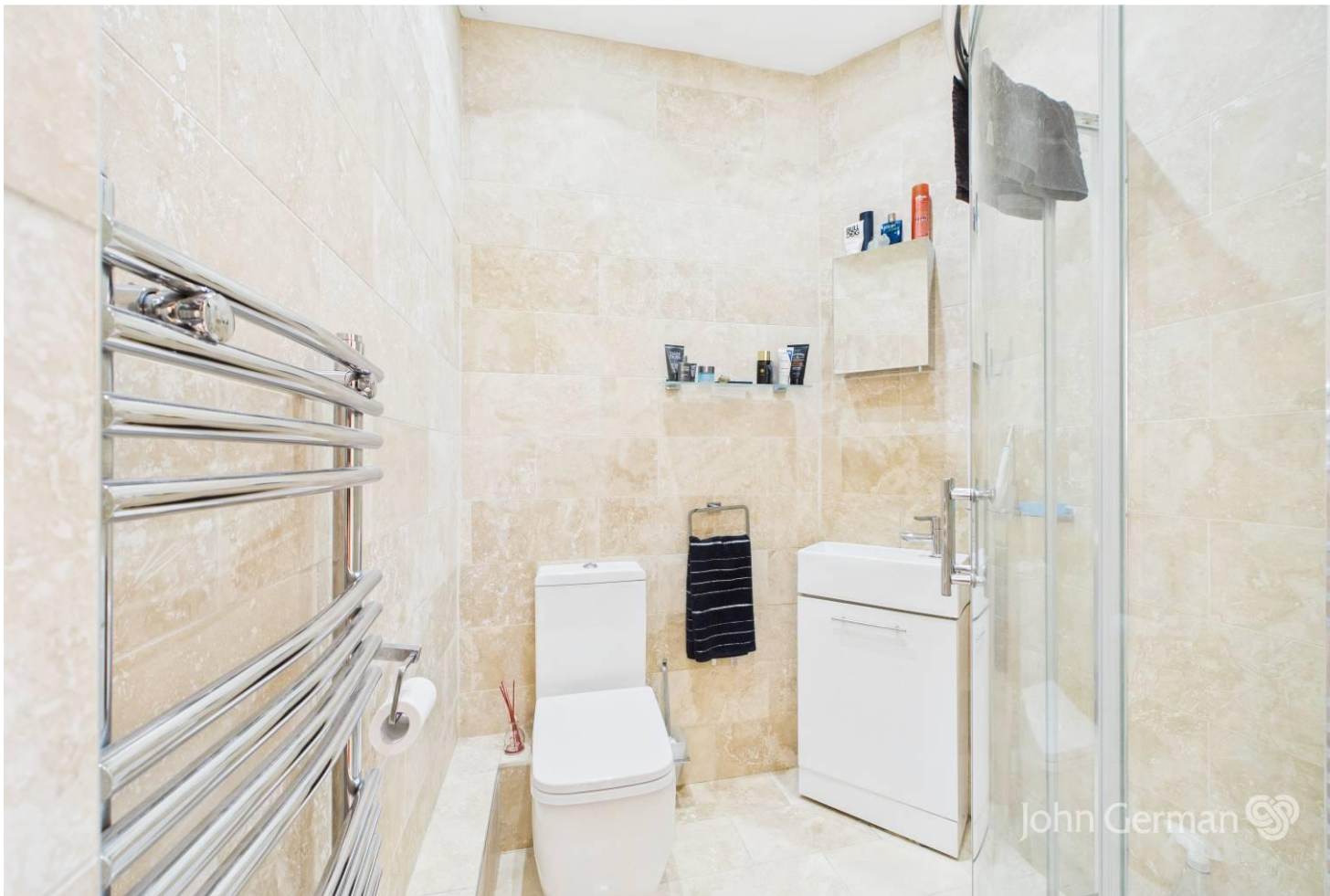
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### John German

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