

Larch Road, Kilburn, Belper

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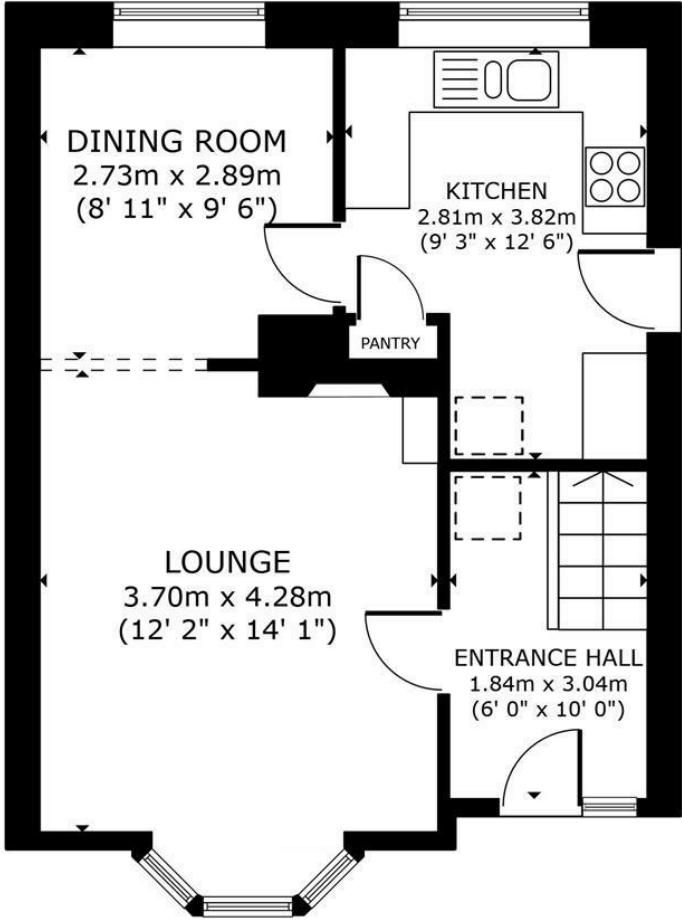


Larch Road, Belper, DE56 0PX

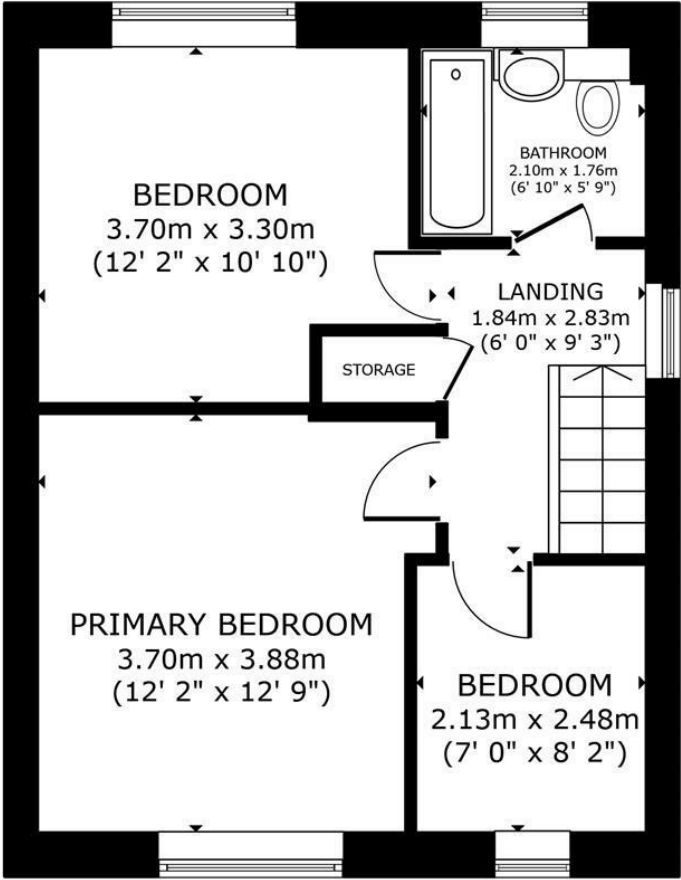
Price £235,000



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 42.1 m² (453 sq.ft.) FLOOR 2 42.5 m² (457 sq.ft.)
 TOTAL : 84.6 m² (910 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







NO CHAIN INVOLVED - A well presented three bedroom detached family home, occupying this delightful cul-de-sac position in the popular Derbyshire village of Kilburn, being positioned within easy access of Belper and Derby. The property offers a driveway to the side leading to a good sized single detached garage and split level rear garden with generous patio area and area laid to lawn.

The accommodation also has the benefit of gas central heating system, uPVC double glazed windows and in brief comprises: entrance hallway, lounge, dining room and kitchen with range cooker. The first floor landing leads to three bedrooms and bathroom.

- Well Presented Detached Family Home
- Gas Central Heating & uPVC Double Glazing
- Three Bedrooms & Bathroom
- Enclosed Rear Garden with Generous Patio & Lower Level Lawn
- Close to Open Countryside
- Delightful Cul-de-Sac Location
- Entrance Hall, Lounge, Dining Room & Fitted Kitchen
- Front Garden, Driveway & Detached Single Garage
- Popular Village Location close to Belper
- No Chain Involved







LOCALITY & AMENITIES

Kilburn offers a good range of local amenities including general store, village inns and a village primary school. There is also the John Flamstead Community School for secondary school education.

There is also easy access and regular bus services running to Derby City centre. Belper and Ripley, which are both located just a short drive away and located a great range of amenities including leisure centres and a good range of shops.

Also within easy reach is a good range of quality golf courses including Morley Hayes, Horsley Lodge and Breadsall Priory which provide leisure facilities, restaurants and bars.

The property is conveniently located close to good transport links, most notably the A38 and A52, which in turn provides swift onward travel to the main motorway network and other regional centres.

THE ACCOMMODATION

GROUND FLOOR

Entrance Hallway

10'0 x 6'0 (3.05m x 1.83m)

Entrance through uPVC double glazed doorway into the hallway. Fitted with uPVC obscure glazed window to the side, staircase leading through to the first floor landing, central heating radiator and panelled door giving access through to the lounge.

Lounge

14'1 x 12'2 (4.29m x 3.71m)

Fitted with a feature fireplace with quarry tiled hearth, TV point, central heating radiator, coving to ceiling and uPVC double glazed bay window to the front elevation. Open archway access through to the dining room.

Dining Room

9'6 x 8'11 (2.90m x 2.72m)

Fitted with central heating radiator, TV point, coving to ceiling and uPVC double glazed window to the rear elevation. Doorway providing access through to the kitchen.

Kitchen

12'6 x 9'3 (3.81m x 2.82m)

Fitted with a range of white panelled fronted units with brushed stainless steel handles, square edged granite effect work surface over, stainless steel Frankie one and a half bowl sink drainer unit with chrome swan necked style mixer tap, Beko dual fuel range cooker with five ring gas hob, electric double oven and grill, stainless steel splashback and stainless steel extractor canopy over. Low level appliance space with plumbing for an automatic washing machine. Metro style tiled splashbacks. Useful pantry cupboard. Grey herringbone style floor. uPVC double glazed window to the rear elevation and uPVC double glazed door to the side giving access through to the side driveway.

FIRST FLOOR

Stairs leading through to the first floor landing from the entrance hallway.

Landing

Fitted with uPVC obscure double glazed window to the side elevation, loft access and panelled doors giving access through to all three bedrooms and bathroom. There is a further door giving access through to an airing cupboard with built-in shelving.

Primary Bedroom

12'9 x 12'2 (3.89m x 3.71m)

Fitted with built-in oak effect wardrobes, shelving, coving to ceiling, TV point, central heating radiator and uPVC double glazed window to the front elevation

Bedroom Two

12'2 x 10'10 (3.71m x 3.30m)

Fitted with built-in mirrored wardrobes, central heating radiator and uPVC double glazed window to the rear elevation.

Bedroom Three

8'2 x 7'0 (2.49m x 2.13m)

Fitted with central heating radiator and uPVC double glazed window to the front elevation.

Bathroom

6'10 x 5'9 (2.08m x 1.75m)

Fitted with a white three-piece suite comprising concealed low level WC with chrome push button flush, ceramic wash hand basin built into a white vanity unit with double opening doors and brushed stainless steel handles, panelled bath with glazed shower screen, wall mounted electric shower unit, ceramic tiled splashbacks, grey wood grain effect flooring, central heating radiator, extractor fan, wall mounted mirrored bathroom cabinet and uPVC obscure double glazed window to the rear elevation.

OUTSIDE

Frontage & Driveway

There is a single width block paved driveway providing off road car standing for two vehicles with metal opening gate leading through to the single detached garage. The front garden area has a low maintenance gravelled foregarden with paved pathway and a porch access leading into the entrance hallway.

Detached Garage

Built of concrete sectional construction has power and lighting, up and over door and an outside security light.

Enclosed Rear Garden

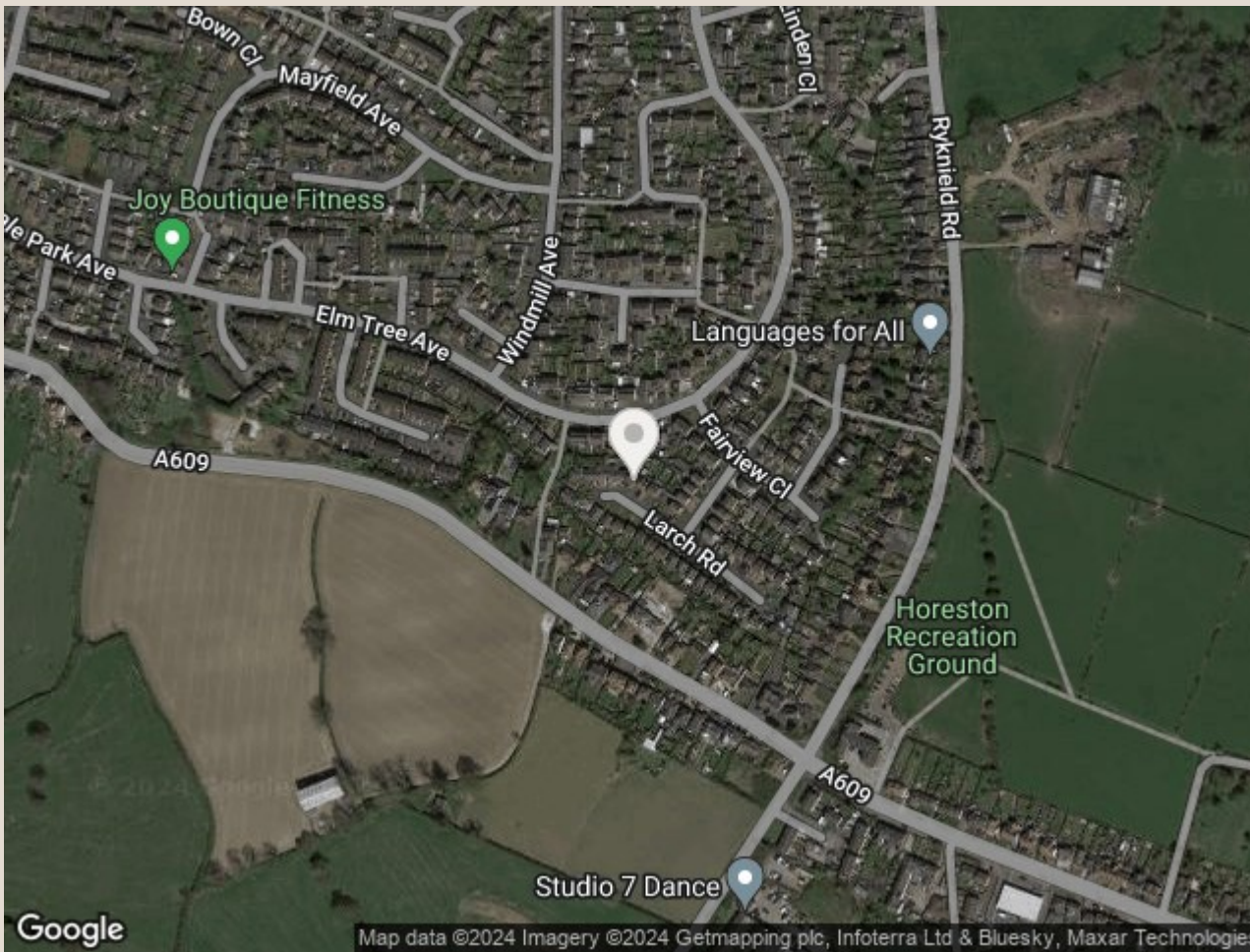
Rear garden accessed through a decorative wrought iron gate through to a raised level paved patio area with paved seating areas, gravelled beds, outside cold water tap, fence panelled boundary, steps leading down to a lower level area laid to lawn with a block paved seating area, timber framed shed and fence panelled boundary.

Measured by Matterport

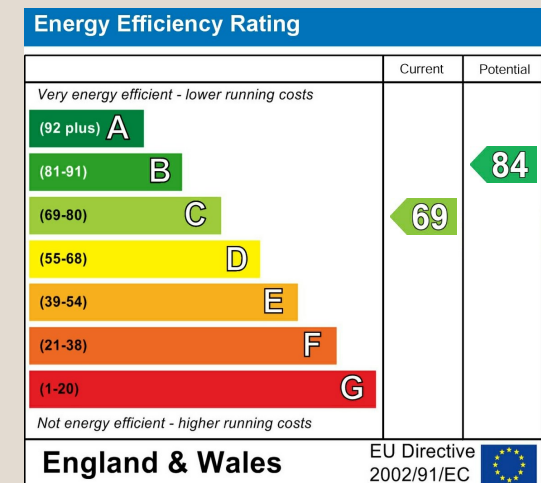
The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

Council Tax Band - C

Band C - Amber Valley Borough Council



Energy Performance Graph



Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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