



## Hilltop Lane, Belper, DE56 0LG

**£259,950**

Situated on a small cul de sac consisting of only similar type properties is this detached three bedroom family home which provides well proportioned rooms across two floors, has a single garage with driveway parking and established, mature rear gardens providing high degrees of privacy. The property has been well maintained throughout and is being sold with no onward chain.

Situated close to Belper with its excellent schools, shopping, railway station, bars, restaurants and leisure facilities. Having easy access to Derby and Nottingham via A38, A6 and M1, whilst providing the gateway to the beautiful peak district.



# 5 Hilltop Lane, Kilburn, Belper, DE56 0LG

## ENTRANCE HALL

Stairs to first floor, tiled flooring

## CLOAKROOM

Low level wc, wash hand basin, frosted double glazed window

## LIVING ROOM 15'8" x 11'1" (4.8 x 3.4)

Double glazed doors to conservatory, carpet flooring

## CONSERVATORY 14'9" x 8'10" (4.5 x 2.7)

Brick built double glazed, tiled flooring

## KITCHEN BREAKFAST ROOM 16'0" x 8'2" (4.9 x 2.5)

Double glazed window to rear aspect, door to side aspect, fitted with a range of matching wall and base units with work surfaces over, integrated and free standing appliances, dining area

## FIRST FLOOR LANDING

Loft access, carpet flooring

## BEDROOM 20'0" x 9'6" (6.1 x 2.9)

Double glazed window to front and rear aspect, carpet flooring

## BEDROOM 11'5" x 8'6" (3.5 x 2.6)

Double glazed window, carpet flooring

## BEDROOM 7'10" x 8'10" (2.4 x 2.7)

Double glazed window, carpet flooring

## BATHROOM

Re fitted bathroom suite with separate shower enclosure, frosted double glazed window

## GARAGE

Single garage with up and over door, power and light

## REAR GARDENS





