



8 Elm Tree Avenue, Kilburn, Belper, DE56 0NW

Price Guide £229,950



A beautifully presented three bedroom family home situated in the popular village of Kilburn. Offering well proportioned accommodation with ample car parking, out building and a generous south facing garden. Viewing is highly recommended.



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The beautifully presented family accommodation comprises entrance porch with Minton tiled floor, welcoming reception hallway, spacious sitting room with feature fireplace and an impressive dining kitchen well equipped with stylish units and integrated appliances. To the first floor there are three good sized bedrooms and a family bathroom

Benefitting from UPVC double glazed windows and doors and gas central heating fired by a combi boiler.

To the front of the property there is a mature garden and driveway providing off road parking. The sunny rear garden is laid to lawn with a pleasant seating area, an outbuilding provides ample storage with gardeners WC and a paved patio, perfect for alfresco dining.

The property is situated conveniently close to excellent local amenities ie schools, village store and post office, takeaways and bus services. Kilburn is a popular village with easy access to Belper, Derby and Nottingham via major road links, ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

A half glazed composite entrance door allows access.

ENTRANCE PORCH

There is a Minton style patterned tiled floor and automatic inset lighting.

ENTRANCE HALLWAY

A UPVC entrance door with side window, bamboo flooring and radiator. Stairs climb off to the first floor.

LOUNGE

17 x 11 (5.18m x 3.35m)

Having a UPVC double glazed window to the front, bamboo flooring, a radiator, wall lights, TV aerial point, telephone point and an inset living flame gas fire.

DINING KITCHEN

11 x 17'9 (3.35m x 5.41m)

Beautifully appointed with a range of cream shaker style base cupboards, drawers, eye level units and glazed display cabinet with wood block effect work surfaces over incorporating a one and a half bowl stainless steel sink drainer with splash back tiling. Integrated appliances include an electric oven, ceramic hob, extractor fan, fridge freezer, dishwasher and washing machine. There is ceramic tiled flooring, built-in wine rack, under plinth lighting, radiator, dual aspect UPVC double glazed windows to the side and rear overlooking the garden and a UPVC entrance door opens onto the rear.

BEDROOM ONE

14'1 x 10' plus recess (4.29m x 3.05m plus recess)

Having a UPVC double glazed window to the front elevation, a radiator and a generous built in wardrobe provides hanging and shelving facility.

BEDROOM TWO

12 x 10'10 (3.66m x 3.30m)

There is a UPVC double glazed window to the rear elevation, radiator and a built in airing cupboard houses a Glow Worm combi boiler (serving the domestic hot water and central heating system)

BEDROOM THREE

10'11 x 6'8 (3.33m x 2.03m)

There is a radiator, over head storage cubes and a UPVC double glazed window to the front elevation.

BATHROOM

Appointed with a three piece suite comprising panelled bath with thermostatic shower over, pedestal wash hand basin and low flush WC. There is complementary full tiling a UPVC double glazed window to the side elevation, radiator, extractor fan and wood effect flooring.

OUTSIDE

To the front of the property is a mature fore garden with established flower beds with

trees and shrubs. A driveway provides car parking and a path to the side provides access to the entrance door and rear garden.

GARDEN

The enclosed rear garden enjoys a southerly aspect, being mainly laid to lawn with a generous Indian stone seating area, with garden pond water feature and an outdoor power supply. There is a paved patio with 'L' shaped outhouse providing storage and a gardeners WC with outside hot and cold taps.



Road Map



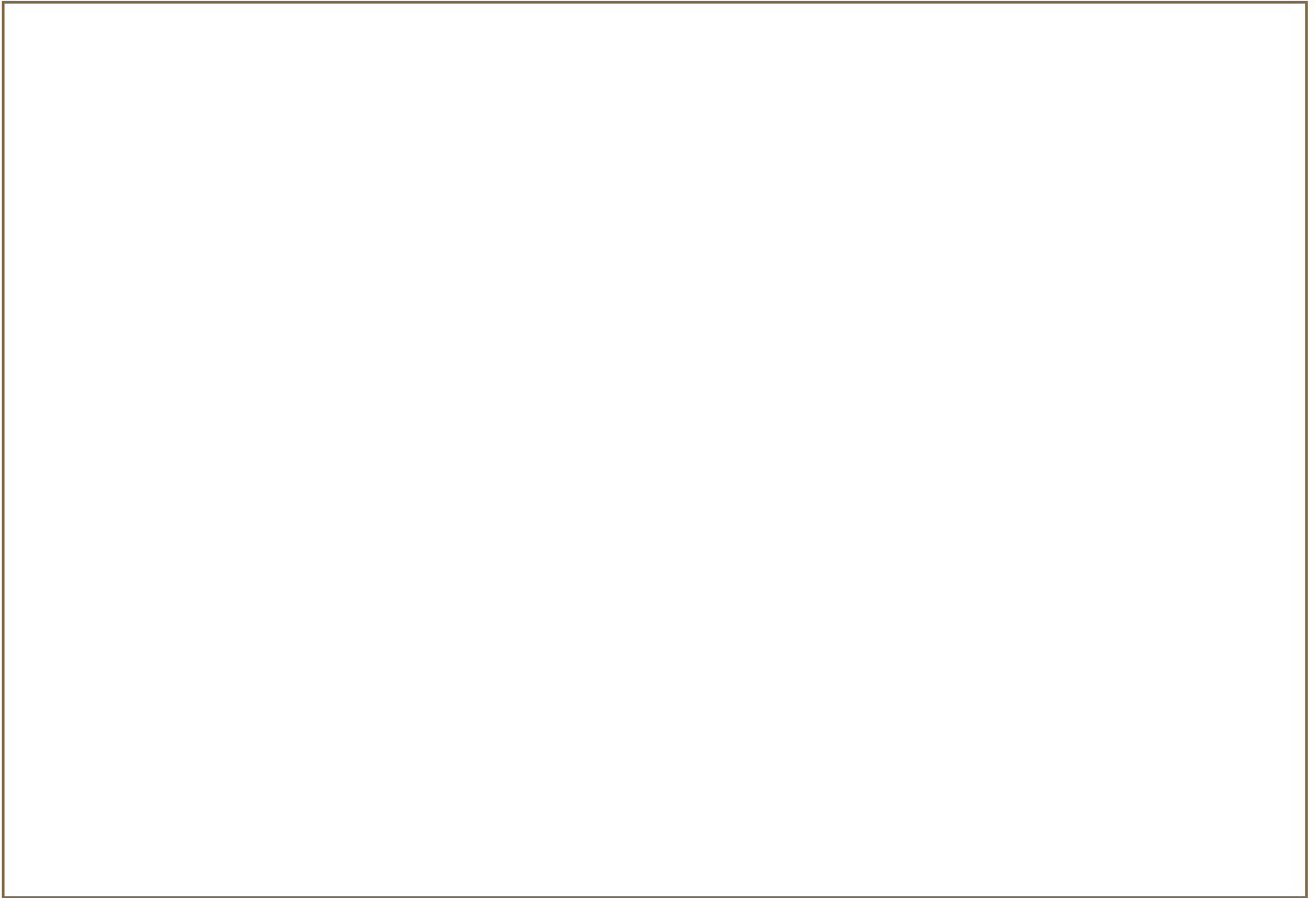
Hybrid Map



Terrain Map



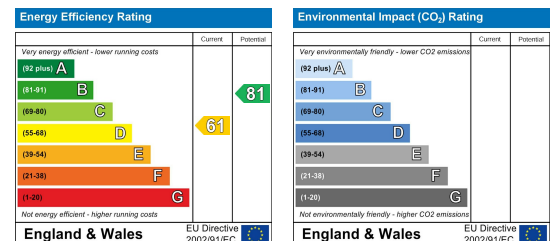
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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