



19 Horsley Road, Kilburn, Belper, DE56 0NE

£595,000



An individually designed and built quality family home offering generously proportioned four bedroom accommodation, occupying a generous plot with off road parking for several vehicles, double garage and large rear gardens enjoying an open aspect and countryside views. Viewing is highly recommended.



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Occupying a generous plot extending to approx 0.5 acre, the property enjoys an elevated position, set back from the road with welcoming accommodation comprising reception hallway, lounge with feature fire place, separate dining room, garden room, home office, guest WC and fitted kitchen with separate utility room. To the first floor there are four double bedrooms (principal bedroom with built-in furniture and ensuite shower room) and family bathroom.

Benefitting from hardwood double glazed windows and doors, gas central heating and security alarm system.

To the front of the property is a lawned fore garden with a shared driveway leading to a hard standing area, car parking and double garage. There is further car parking and access to the generous rear garden, which is laid to lawn with well stocked established flower bed, sunny seating area and vegetable plot, enjoying an open aspect and far reaching views.

Kilburn is a popular village with excellent local amenities like schools, local shops, popular pubs, and excellent access to Belper, Derby, and Nottingham via major road links like the A6, A38 & M1, whilst allowing easy access to the stunning Peak District.

ACCOMMODATION

A hardwood double glazed entrance door allows access.

RECEPTION HALLWAY

There are twin double glazed windows to each side, solid wood flooring, two radiators, decorative dado rail, coving and telephone point. Stairs climb to the first floor.

LOUNGE

21'3 x 13' (6.48m x 3.96m)

A naturally light and spacious room with hardwood double glazed box bay window to the front enjoying open views, a brick built inglenook style fireplace with wooden mantel and tiled hearth housing a living flame gas fire, two radiators, TV aerial point, coving and an apex window to the side.

HOME OFFICE

8'10 x 8'4 (2.69m x 2.54m)

There is a hardwood double glazed window to the front, radiator, telephone point and coving.

GUEST WC

There is a low flush WC with wall mounted wash hand basin, radiator and double glazed window.

DINING ROOM

13'11 x 9'03 (4.24m x 2.82m)

There is beech wooden flooring, radiator, coving and patio door open into :

CONSERVATORY

10'11 x 8'6 (3.33m x 2.59m)

Constructed with a brick built base, hardwood double glazed windows and doors

with light weight tiled roof, radiator, light, power and ceramic tiled floor.

FITTED KITCHEN

15' x 8'9 (4.57m x 2.67m)

Appointed with a range of oak base cupboards, drawers and eye level units with rolled top work surface over incorporating a one and a half bowl stainless steel sink drainer with mixer tap and splash back tiling. Integrated appliances include a dual fuel range cooker with extractor hood, dishwasher and fridge. There is a ceramic tiled floor, radiator, under plinth lighting, wine rack, coving and a hardwood double glazed window to the rear overlooking the gardens.

UTILITY ROOM

9'11 x 8'9 (3.02m x 2.67m)

Having a stable style entrance door to the rear, radiator, ceramic tiled floor, hardwood double glazed window. Fitted with a range of oak effect base cupboards, with granite effect rolled top worksurface over incorporating a stainless steel sink drainer

with mixer taps, double glazed window to the side. There is space for a fridge, freezer, plumbing for a washing machine and space for a tumble dryer. The wall mounted Worcester boiler serves the domestic hot water and central heating system.

ON THE FIRST FLOOR

LANDING

A hardwood double glazed window to the front elevation, an in-built cupboard provides storage, radiator and there is access to the part boarded roof void via a ladder with light.

BEDROOM ONE

13'8 x 12'5 (4.17m x 3.78m)

Fitted with a range of built-in furniture including double wardrobes, over head cupboards, dressing table and drawers, radiator, hardwood double glazed window to the front elevation enjoying far reaching views, TV aerial point, coving and polished wooden floor boards.



ENSUITE

Fitted with a double shower enclosure with thermostatic shower over, vanity wash hand basin and low flush WC. There is complementary tiling, wall light with shaver point, radiator, extractor fan, coving, vinyl flooring and hardwood double glazed window to the side elevation.

BEDROOM TWO

14'2 x 10'10 (4.32m x 3.30m)

Having a hardwood double glazed window to the front elevation enjoying open countryside views, radiator, coving, TV aerial point and polished wooden floor boards.

BEDROOM THREE

14' x 9'3 (4.27m x 2.82m)

There is a radiator, TV aerial point, coving, hardwood double glazed window to the rear overlooking the garden and countryside views beyond and polished wooden floorboards.

BEDROOM FOUR

10'11 x 8'10 (3.33m x 2.69m)

There is a hardwood double glazed window to the rear elevation enjoying views over the garden and beyond, radiator, TV aerial point and coving.

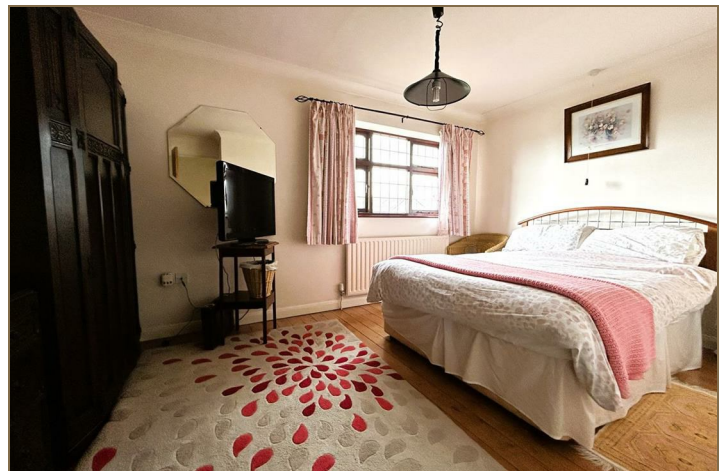
FAMILY BATHROOM

8'10 x 7'10 (2.69m x 2.39m)

Appointed with a four piece coloured suite comprising corner bath, vanity wash hand basin, bidet and low flush WC, complementary wall tiling, coving, radiator, and dual aspect UPVC double glazed window to the side and rear elevations. A built-in airing cupboard houses the hot water cylinder and provides linen storage.

OUTSIDE

To the front of the property a shared drive provides access to the double garage, hard standing space and car parking. There is a lawned fore garden and landscaped patio with outside lighting. Steps lead to the front door.



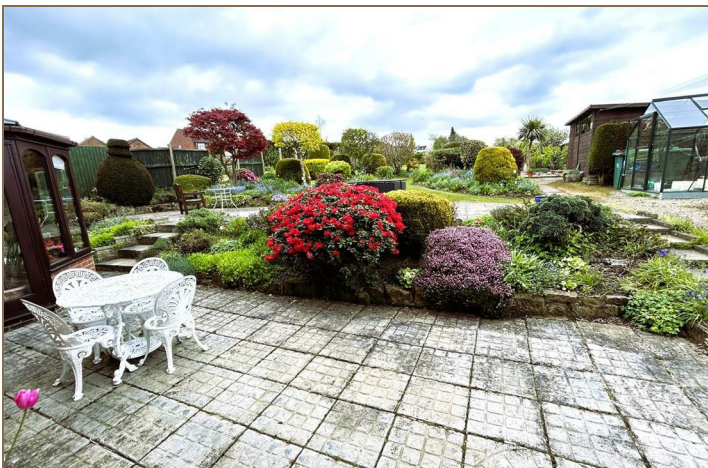
DOUBLE GARAGE

16' x 16'6 (4.88m x 5.03m)

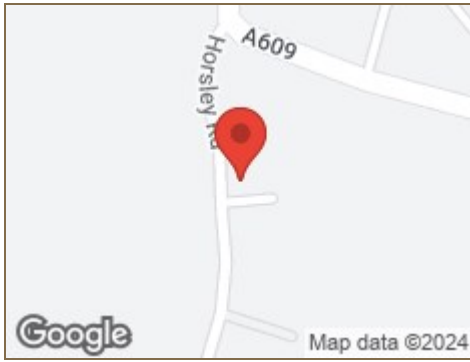
Brick built with twin up and over doors, light and power.

GARDEN

The driveway extends to the side of the house to a beautifully maintained garden, which is mainly laid to lawn with established flower beds having mature trees, shrubs and flowering plants to the borders. There is a sunny paved patio, perfect for alfresco dining, greenhouse, shed, further lawned area and a productive vegetable plot,



Road Map



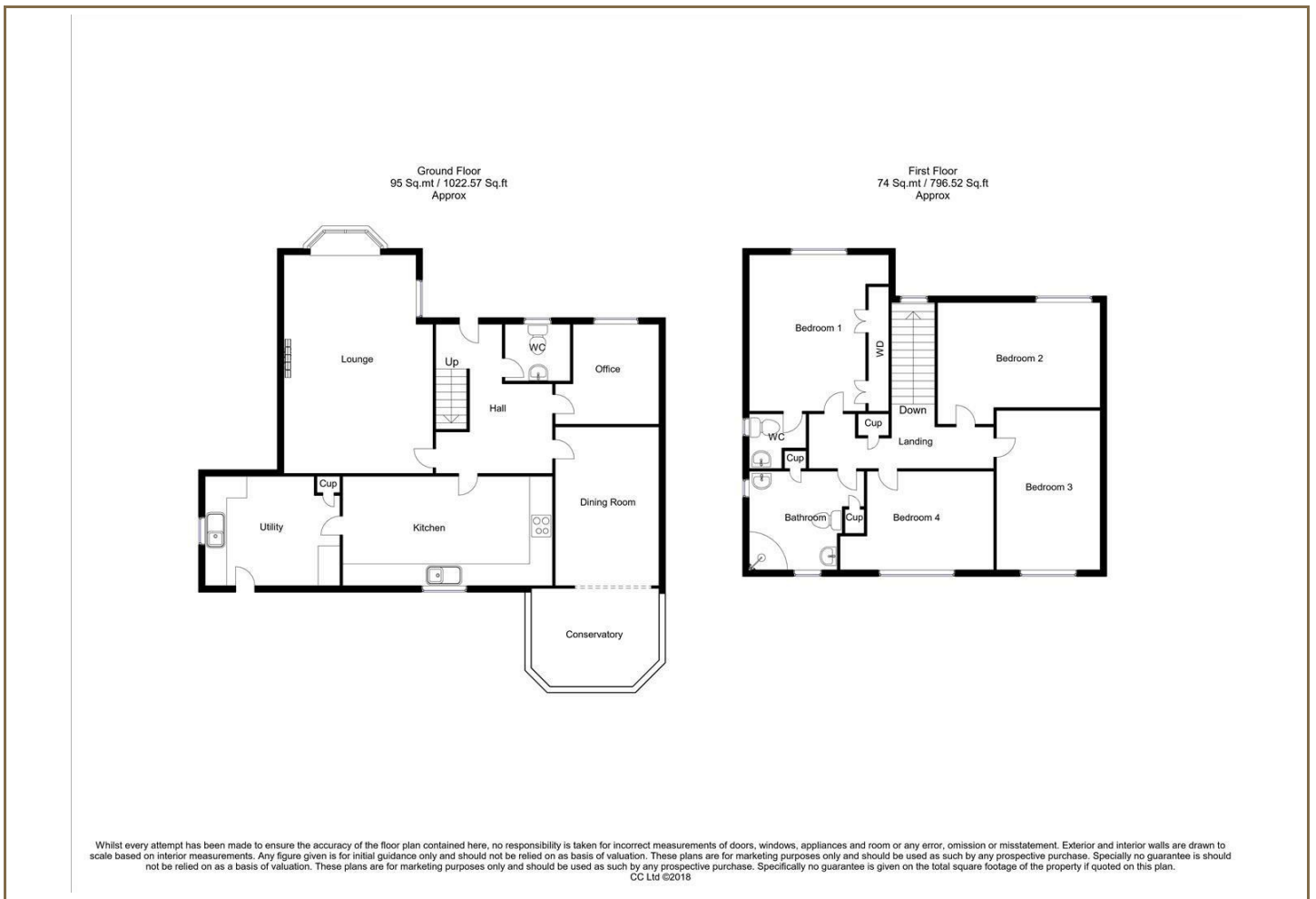
Hybrid Map



Terrain Map



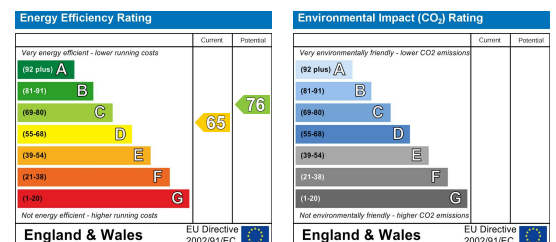
Floor Plan



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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