



55 Windmill Avenue, Kilburn, Belper, DE56 0PQ

£195,000



Offered with vacant possession/ no chain. An immaculately presented modern semi detached property offers well proportioned two double bedroom accommodation with driveway and sunny rear gardens. Situated conveniently close to local amenities with far reaching views. Viewing is recommended.



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The welcoming accommodation has an entrance porch, breakfast kitchen and a lounge/ diner with patio doors opening onto the garden. To the first floor there are two double bedrooms and a newly re-fitted bathroom.

Benefitting from UPVC double windows and gas central heating fired by a combi boiler. The property has had a newly fitted bathroom, re decoration throughout and new flooring and carpets.

To the front of the property is a lawned fore garden with driveway to the side, extending to the rear offering garage potential. The sunny enclosed garden is laid to lawn with a paved patio area.

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 UPVC double glazed entrance door allows access.

ENTRANCE PORCH

5' x 4'7 (1.52m x 1.40m)

There is a UPVC double glazed window to the front and a half glazed entrance door opens into the kitchen.

BREAKFAST KITCHEN

12'7 x 10'10 (3.84m x 3.30m)

Appointed with a range of oak effect base cupboards, drawers and eye level units with granite effect work surface over incorporating a stainless steel sink drainer with mixer tap and splash back tiling. Integrated appliances include an electric oven, gas hob, extractor hood, fridge and plumbing for a washing machine. There is a useful under stairs cupboard with electrical installation , providing storage, vertical radiator, inset spot lighting, vinyl flooring and a UPVC double glazed window to the front. A glazed paned wooden door opens into :

LOUNGE DINER

14'9 x 12'5 (4.50m x 3.78m)

Having a timber Adams style fire surround with marble insert and hearth housing an electric fire, radiator, TV aerial point, telephone point and UPVC sliding patio doors open onto the garden.

ON THE FIRST FLOOR

LANDING

There is a radiator and access to the part boarded roof void with light, power, ladder and Worcester Bosch combi boiler serving the domestic hot water and central heating system.

BEDROOM ONE

12'5 x 9'7 max measurements (3.78m x 2.92m max measurements)

There is coving, radiator and a UPVC double glazed window to the rear elevation enjoying far reaching views.

BEDROOM TWO

9'4 x 8'3 + wardrobe recess (2.84m x 2.51m + wardrobe recess)

There is a built-in wardrobe with light, coving, radiator and a UPVC double glazed window to the front elevation.

BATHROOM

Newly appointed with a three piece suite comprising a panelled bath with thermostatic rainfall shower over, vanity wash hand basin and low flush WC, complementary half tiling, ceramic tiled floor UPVC double glazed window to the side elevation and radiator.

OUTSIDE

To the front of the property is a lawned fore garden with a tarmac driveway to the side providing ample off road parking and

extending through secure wooden gates, offering garage or extension potential.

GARDEN

The enclosed rear garden is laid to lawn with a paved seating area, perfect for alfresco dining and entertaining.



Road Map



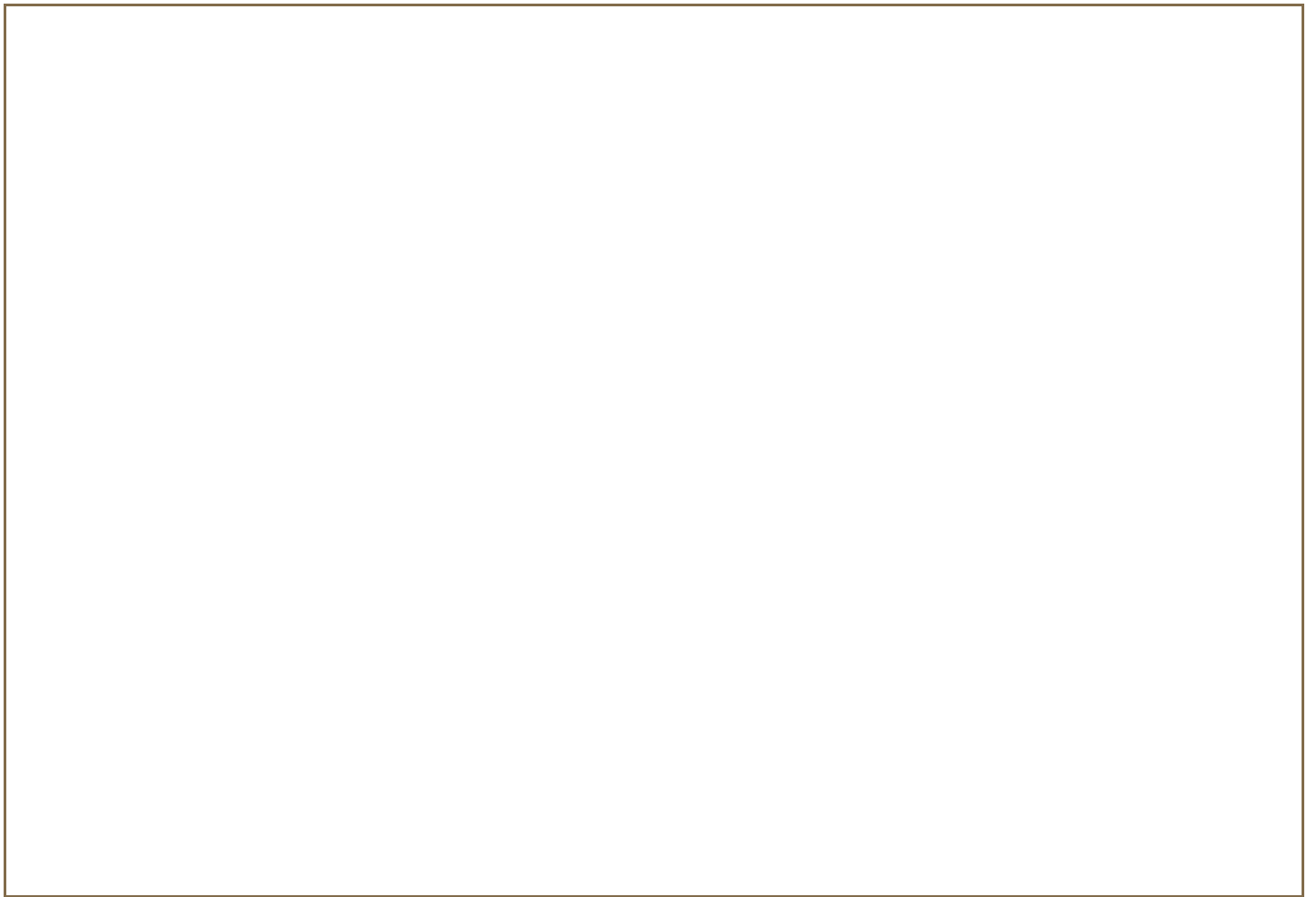
Hybrid Map



Terrain Map



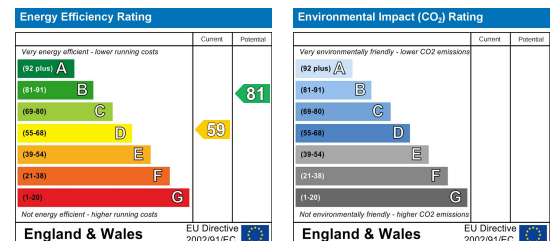
Floor Plan



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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Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk