

Fletcher & Company

42 Derby Road, Kilburn, Belper, Derbyshire, DE56
0NG

Price £185,000

Freehold



- Beautiful Mid-Terraced Residence
- Stylish & Extremely Well Presented Throughout
- Very Pleasant Rear Garden with Views Over Open Fields
- Fabulous Open Plan Living Space
- Two Bedrooms & Attic Room
- Well Appointed Shower Room
- Block Paved Driveway to Front
- Easy Access to Kilburn Village Amenities
- Period Features





Summary

Beautiful mid-terraced, two bedroom residence with very pleasant views over neighbouring brook and open fields.

This is a stylish and very well presented mid-terraced property featuring a fabulous open living space with flagstone floors incorporating kitchen area, dining area with cast iron stove and living area. The first floor landing leads to two bedrooms, a well appointed shower room and useful attic room with ladder.

To the rear of the property is a very pleasant garden with a paved patio ideal for alfresco dining, lawn with well stocked borders containing flowering plants and shrubs, a large brick-built store and a pathway leading to a further seating area enjoying the neighbouring brook and fields beyond,

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The Location

The property's location in Kilburn gives easy access to amenities in the village including a primary school, shops, recreational ground, local pub, petrol station and is also convenient for the A38 along with easy access into Derby city centre.

Ground Floor

Accommodation

Fabulous Open Plan Living Space

Panelled entrance door provides access into the fabulous open plan living space.



Living Area

22'4" x 12'6" (6.82 x 3.82)

With feature flagstone floors, period style central heating radiator, tv plinth, chimney breast with open recess and timber lintel and uPVC double glazed sash window to the front.



Dining Area

With a feature chimney breast and exposed stone surround, raised hearth and solid fuel cast iron stove, continuation of the stone floor covering, latched door to a useful under-stairs storage cupboard and staircase leading to the first floor.



Kitchen Area

11'8" x 10'4" (3.56 x 3.16)

Featuring granite effect preparation surfaces having matching upstands, inset Belfast sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards, five plate Rangemaster cooker with extractor hood over, appliance spaces suitable for a fridge/freezer, washing machine and dishwasher, feature high ceilings, recessed ceiling spotlighting, two sealed unit double glazed Velux windows, uPVC double glazed window and door opening onto the rear garden.



First Floor

Landing

With ladder to the attic room, recessed ceiling spotlighting and panelled doors to two bedrooms and shower room.

Bedroom One

10'11" x 9'4" (3.35 x 2.87)

With central heating radiator, under-stairs storage cupboard and uPVC double glazed sash window to the rear with a very pleasant open outlook.



Bedroom Two

10'11" x 7'7" (3.33 x 2.32)

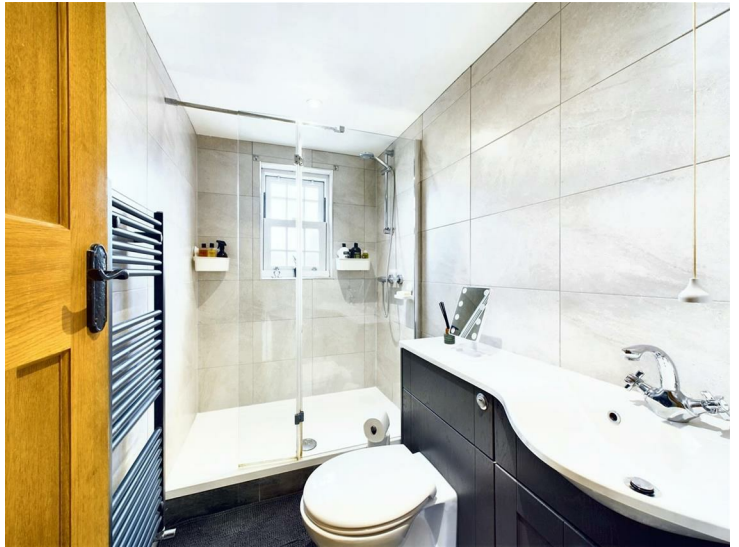
With central heating radiator and uPVC double glazed sash window to the front.



Shower Room

7'8" x 4'7" (2.35 x 1.40)

Well appointed and fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboards beneath, large walk-in shower cubicle, chrome towel radiator, recessed ceiling spotlighting and uPVC double glazed sash window to the front.



Attic Room

16'6" x 11'7" (5.03 x 3.54)

With central heating radiator and large window to the rear offering open views.



Outside

To the front of the property is a block paved driveway which could accommodate two vehicles.

Immediately to the rear of the property is a paved patio/dining area which gives way to a lawn surrounded by well stocked borders containing a varied selection of flowering plants and shrubs. A further pathway meanders down the garden past a large brick-built store and culminates with a further seating area overlooking a neighbouring brook and fields beyond. The garden is a very pleasant addition to the internal accommodation.

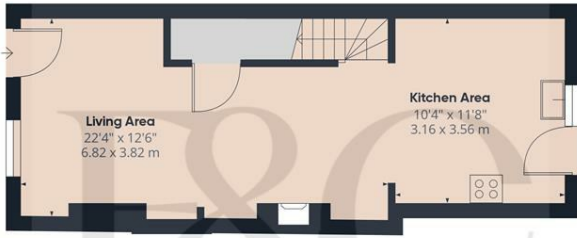


Brick-Built Store

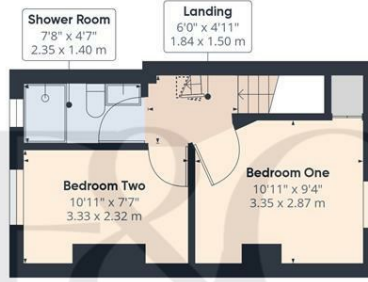


Council Tax Band A - Amber Valley





Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

832.7 ft²
77.36 m²

Reduced headroom

103.2 ft²
9.59 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band: A
Tenure: Freehold

