



5 Bed House - Detached

3 Pickburn Gardens
Kilburn
DE56 0LZ

£2,095 Per Calendar Month

**Fletcher
& Company**

3 Pickburn Gardens Kilburn DE56 0LZ



- Stylish Executive Detached Residence • Gated Development • Five/ Six Bedrooms • Two Bath/Shower Rooms • Two Reception Rooms • Large Living Kitchen Diner • Games Room With Flexibility • Double Garage With Extensive Parking • Beautiful Walled Gardens & Views • Substantial Home Working Office Space

This superior executive five/six bedroom detached residence enjoys a fantastic position situated within a select gated development located within easy access to the A38/M1. The property benefits from all the modern day advantages including gas fired central heating, PVCu double glazing and a fitted intruder alarm.

The accommodation comprises: Storm Porch, Reception Hallway, Living Room with fireplace, Family Room, Fitted Living/Kitchen/Diner, Utility Room, Guest Cloakroom with WC, Ground Floor bedroom ideal for creating independent an living space, Galleried Landing, Master Bedroom with Jack & Jill five piece Bathroom to Bedroom Two, Bedroom Three with Jack & Jill Shower Room to Bedroom Four. Extensive driveway, double garage and beautiful walled gardens.





Ground Floor

To the front of the property there is an attractive canopied storm porch with tiled floor and a secure glazed leaded light door giving access to:

Reception Hallway

14'1" x 11'7" (4.29m x 3.53m)

An impressive Reception Hallway with feature staircase to the Galleried First Floor Landing having polished spindles, balustrade and useful under stairs storage cupboard. There is decorative coving to ceiling, two leaded light windows to the front aspect and doors to:

Living Room

22'9" x 14'7" (6.93m x 4.45m)

A spacious Living Room having the advantage of a feature living flame gas fire set in a modern and stylish surround. There are two radiators, decorative coving to ceiling, TV point, PVCu double glazed window to the front elevation and PVCu double glazed French doors with matching side panel to the rear.

Living Room

Family Room

11'7" x 11'5" (3.53m x 3.48m)

This versatile reception room is currently used as a Family Room but suitable for a variety of other uses including formal dining. There are glazed double doors leading from the entrance hall, radiator, decorative coving to ceiling and PVCu double glazed French doors with matching side panels leading out into the gardens.

Living Kitchen Diner

22'9" x 14'1" (6.93m x 4.29m)

A stunning Fitted Living Kitchen Diner with a quality range of oak base, eye-level and drawer units with built-in wine racks and display areas. Polished granite work surface over incorporating a 1½ bowl stainless steel sink with mixer tap and tiled splashback. Appliances include an built-in four ring Neff induction hob with matching chimney style extractor hood over, Neff double electric fan assisted oven and grill, built in fridge/freezer and integrated dishwasher. Ceramic tiled flooring, double radiator, recessed ceiling spotlights and under-unit lighting. space for dining and seating, PVCu double glazed window to the front and rear elevation and door to:

Dining/Seating Area

Inner Hallway

There is a PVCu double glazed door to the rear leading out into garden, staircase providing separate access to the First Floor, under-stairs storage cupboard, PVCu double glazed window to rear, personal door to garage and door to:

Utility Room

5'9" x 4'11" (1.75m x 1.50m)

Fitted with a range of base units with worktops over incorporating a single bowl stainless steel sink unit with mixer tap over. There is plumbing for an automatic washing machine, radiator, ceramic tiled flooring and a PVCu double glazed window to the front elevation.

Guest Cloakroom

Fitted with a two piece suite comprising a low level WC and wash hand basin with tiled splashback. Ceramic tiled flooring and radiator.

Bedroom 5

8'10" 7'4" max (2.69m 2.24m max)

A further versatile room ideal for use as an additional bedroom. There is a radiator and a PVCu double glazed window to the rear elevation.

please note that the layout offers fantastic potential to create separate living from the main dwelling, ideal for either teenagers or dependent relative.

First Floor

Access to the First Floor in the main dwelling can be reached via staircase from the main Reception Hallway.

Galleried Landing

This impressive Galleried Landing has a PVCu double glazed windows to the front elevation with lovely views, access to a fully boarded loft space, radiator and doors to:

Master Bedroom

14'7" x 14'0" (4.45m x 4.27m)

Having the advantage of a fitted bedroom suite comprising of a range of wardrobe with matching bedside cabinets and drawer units. There is a PVCu double glazed window to the front aspect with good views, radiator and door to:

Jack And Jill En-Suite Bathroom

A spacious En-Suite Bathroom fitted with a quality five piece suite comprising a corner Jacuzzi bath, corner shower cubicle with a fitted shower over and glass screen, vanity wash hand basin with storage under, close coupled WC and bidet. Fully tiled surround, fitted extractor fan, recessed ceiling spot lights, radiator, heated towel rail, ceramic tiled flooring, two PVCu double glazed windows to the rear elevation and door to:

Bedroom 2

11'7" x 11'3" (3.53m x 3.43m)

Bedroom Two is a well proportioned room having a radiator, TV point and a PVCu double glazed window to the rear elevation.

Bedroom 3

14'7" x 14'0" max (4.45m x 4.27m max)

Having a built in wardrobe providing ample hanging space and storage, radiator, two PVCu double glazed windows to the rear elevation and door to:

Jack And Jill En-Suite Shower Room

Fitted with a quality three piece suite comprising of a corner shower cubicle with fitted shower over and glass screen, vanity wash hand basin with storage under and low level WC. Fully tiled walls, radiator, tiled flooring, fitted extractor fan and door to:

Bedroom 4

14'7" x 8'5" (4.45m x 2.57m)

A further spacious bedroom having a radiator and a PVCu double glazed window to front elevation with lovely views.

Study Area

This useful area can be accessed via a separate staircase from the Inner Hallway. There is a velux window to the rear and door to:

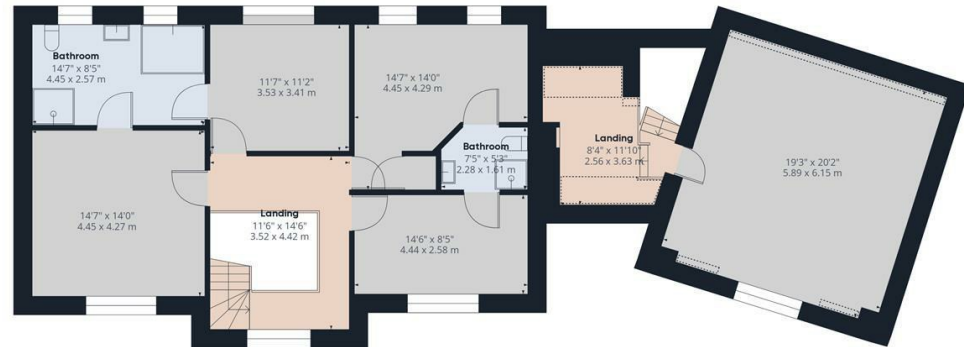
Duffield House
 Town Street
 Duffield
 Derbyshire
 DE56 4GD

T: 01332 843390

E: duffield@fletcherandcompany.co.uk
 www.fletcherandcompany.co.uk



Floor 0



Floor 1

Approximate total area⁽¹⁾
 2944.62 ft²
 273.56 m²

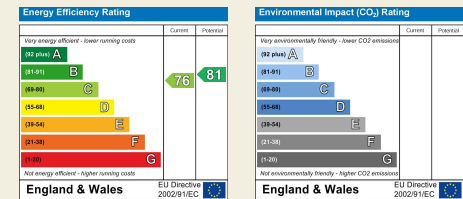
Reduced headroom
 65.8 ft²
 6.11 m²

(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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