

# Fletcher & Company

## 7

Church Street, Kilburn, Belper, Derbyshire, DE56

£1,750



- Pets Accepted
- Located In The Heart of Kilburn Village
- Spacious Sitting Room
- Open Plan Living/Dining Kitchen
- Extended Detached Cottage
- Four Bedrooms
- Two En-Suites & Family Bathroom
- Driveway & Garage/Store
- Private Garden - Not Overlooked
- 06/09/2024







## Summary

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\*\*\*PETS WELCOME\*\*\*

BEAUTIFUL EXTENDED COTTAGE - A four bedroom, three bathroom detached cottage with private garden located in the heart of Kilburn Village.

The property has been sympathetically extended over recent years and now offers over 1600 square feet of living accommodation. There is a generous double storey extension to the rear that has now created a most impressive open plan living kitchen with bi-folding doors and superb contemporary kitchen. The first floor living accommodation has been enhanced and the addition of a most impressive master bedroom suite with high vaulted ceiling dressing area and en-suite shower room. There is also further second bedroom with the bedroom with en-suite shower room.

The property has the benefit of gas central heating, double glazing and underfloor heating where stated. In brief the accommodation comprises: entrance hallway, spacious sitting room with log burner, superb extended living dining kitchen with bi-folding doors and beautiful contemporary Wren fitted kitchen with AEG integrated appliances, quartz worksurfaces and dining island, separate utility room and cloaks wc.

The first floor landing leads to four bedrooms and a beautiful period style four piece bathroom suite with roll top bath and separate walk in shower. The property offers a most impressive master bedroom suite with dressing room/wardrobe area and a well appointed en-suite shower room. bedroom two also has the benefit of an en-suite shower room.

Outside there is a small forecourt garden and driveway leading to a garage/store, There is a delightful private and enclosed garden to the rear with raised level lawn, patio and timber decked seating area.

# F&C

## THE LOCATION

Kilburn offers a good range of local amenities including general store, village inns, primary school and regular bus service running to Derby City centre. Belper and Heanor, which is a short drive away, offers a more comprehensive range of services including good schooling, leisure centre and further range of noted retail outlets.

Also within easy reach is a good range of quality golf courses including Morley Hayes, Horsley Lodge and Breadsall Priory which provide leisure facilities, restaurants and bars.

The property is conveniently located close to good transport links, most notably the A38 and A52, which in turn provides swift onward travel to the main motorway network and other regional centres.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

15'10" x 6'1" (4.83m x 1.85m )

Entrance through composite double glazed entrance door with obscure glazed inset and uPVC double glazed side panel windows into the entrance hallway with solid oak flooring, central heating radiator, wall mounted digital thermostat, staircase leading to the first floor landing with wooden handrail and latch doors giving access to the garage/store, understairs storage cupboard and glass panelled door giving access to the spacious sitting room.

#### Understairs Storage Cupboard

With solid oak flooring and lighting.

#### Spacious Sitting Room

19'2" x 14'1" (5.84m x 4.29m )

With a beautiful feature fireplace with bare brick chimney breast incorporating a large cast iron log burner standing on a stone hearth with stone lintel above, two central heating radiators, four wall light points, solid oak flooring, beams to ceiling, two uPVC double glazed windows to the front elevation and latch door giving access to the superb extended open plan living/dining kitchen.





**Superb Extended Open Plan Living/Dining Kitchen**  
20'5" x 19'10" (6.22m x 6.05m )



**Kitchen Area**

Fitted with a beautiful contemporary Wren designed range of matte grey finish units with handle-less design and Quartz marble effect worksurface over, stainless steel undermounted one and a half bowl sink with brushed stainless steel mixer tap and draining grooves built into worksurface, matching splash-backs, integrated Neff stainless steel electric oven, integrated combination oven, pull out waste unit, space saving cupboards, central dining island with AEG four ring induction hob and stainless steel extractor unit over, built-in matching grey matte finish drawer and storage units with Quartz worksurface over, built-in wine rack, integrated Neff dishwasher, recessed LED downlighters, smoke alarm, dark oak parquet effect flooring with underfloor heating and latch door giving access to utility room.



### Living Area

With dark oak parquet effect flooring with underfloor heating and wall mounted digital control, tv point, extractor fan and aluminium wide bi-folding doors giving access to rear garden.



### Dining Area

With dark oak parquet effect flooring with underfloor heating and uPVC double glazed window to the rear elevation.



### Utility Room

9'1" x 5'2" (2.77m x 1.57m )

With dark oak parquet effect flooring, central heating radiator, wall mounted Vaillant combination boiler, plumbing for automatic washing machine, access to underfloor heating manifold and uPVC double glazed window to the rear elevation.

### Downstairs WC

3'1" x 2'9" (0.94m x 0.84m )

With low level WC with chrome push button flush, mini wall mounted wash handbasin with chrome monobloc mixer tap, extractor fan, built-in storage cupboard with folding timber door and uPVC obscure double glazed window to the side elevation.

## FIRST FLOOR

### Split Level Landing

With central heating radiator, beams to ceiling, loft access, smoke alarm and timber latch doors giving access to all four bedrooms and bathroom.

### Master Bedroom Suite





### **Bedroom Area**

15'1" x 11'6" (4.60m" x 3.51m" )

With a beautiful high semi-vaulted ceiling, wall mounted white triple column radiator and uPVC double glazed inward opening French doors with matching side panel windows onto a Romeo & Juliette style balcony with decorative wrought iron railings.



### **Dressing Room/Wardrobe Area**

11'7" x 7'7" (3.53m" x 2.31m" )

With recessed LED downlighters, open plan access to bedroom area and timber latch door giving access to the beautifully appointed en-suite shower room.



### **Beautifully Appointed En-Suite Shower Room**

7'6" x 5'2" (2.29m" x 1.57m" )

Fitted with a white three-piece suite comprising wall mounted ceramic wash handbasin, low level WC with chrome push button flush, shower enclosure with wall mounted traditional style shower unit with shower attachment and rain shower head above, metro style tiled splash-backs, dark oak parquet effect flooring, monochrome ladder style heated towel rail, extractor fan, recessed LED downlighters and Velux double glazed window to the side elevation.



### Bedroom Two

13'1" into wardrobe depth x 10'10" maximum (3.99m into wardrobe depth x 3.30m maximum )

Fitted with mirrored slide door wardrobes with built-in double hanging rails, shelving and drawer units, central heating radiator, recessed LED downlighters, uPVC double glazed window to the front elevation and door giving access to the beautifully appointed en-suite shower room.



### En-Suite Shower Room

5'11" x 5'6" (1.80m x 1.68m )

Fitted with a white three-piece suite comprising low level WC with chrome push button flush, wall mounted wash handbasin with chrome monobloc mixer tap standing on a woodgrain finish vanity unit with drawer below, shower enclosure with wall mounted chrome recessed shower controls, shower attachment and sliding glazed door, beautiful metro style tiled splash-backs, monochrome ladder style heated towel rail, wood effect flooring, extractor fan, recessed LED downlighters and uPVC obscure double glazed window to the side elevation.



### Bedroom Three

14'1" x 9'11" (4.29m x 3.02m )

With a feature bare brick chimney breast with open fire grate, high semi-vaulted ceiling, central heating radiator and uPVC double glazed window to the front elevation.



### **Bedroom Four**

8'10" x 9'1" (2.69m x 2.77m )

With central heating radiator, semi-vaulted ceiling, wood effect laminate flooring, useful storage area above and uPVC double glazed window to the front elevation.



### **Period Style Bathroom**

9'1" x 9'1" maximum (2.77m x 2.77m maximum )

Fitted with a white four-piece suite comprising pedestal wash handbasin, low level WC, feature roll top bath with clawed feet and Victorian style shower mixer attachment, walk-in shower with chrome recessed shower controls, shower attachment and glazed shower screen, metro style tiled splash-backs, beautiful chrome heated towel rail with inset white column radiator, wood effect flooring, extractor fan, recessed LED downlighters and uPVC obscure double glazed window to the rear elevation.





## OUTSIDE



### Frontage

To the front of the property is a walled forecourt garden with side access to a covered carport area and garage/store.

### Private Enclosed Rear Garden

To the rear of the property is a private enclosed rear garden with a sandstone paved patio area and steps leading to a raised level generous area laid to lawn with brick retaining walls, planting borders, timber decked seating area, timber framed shed and enclosed by a walled and fence panelled boundary.



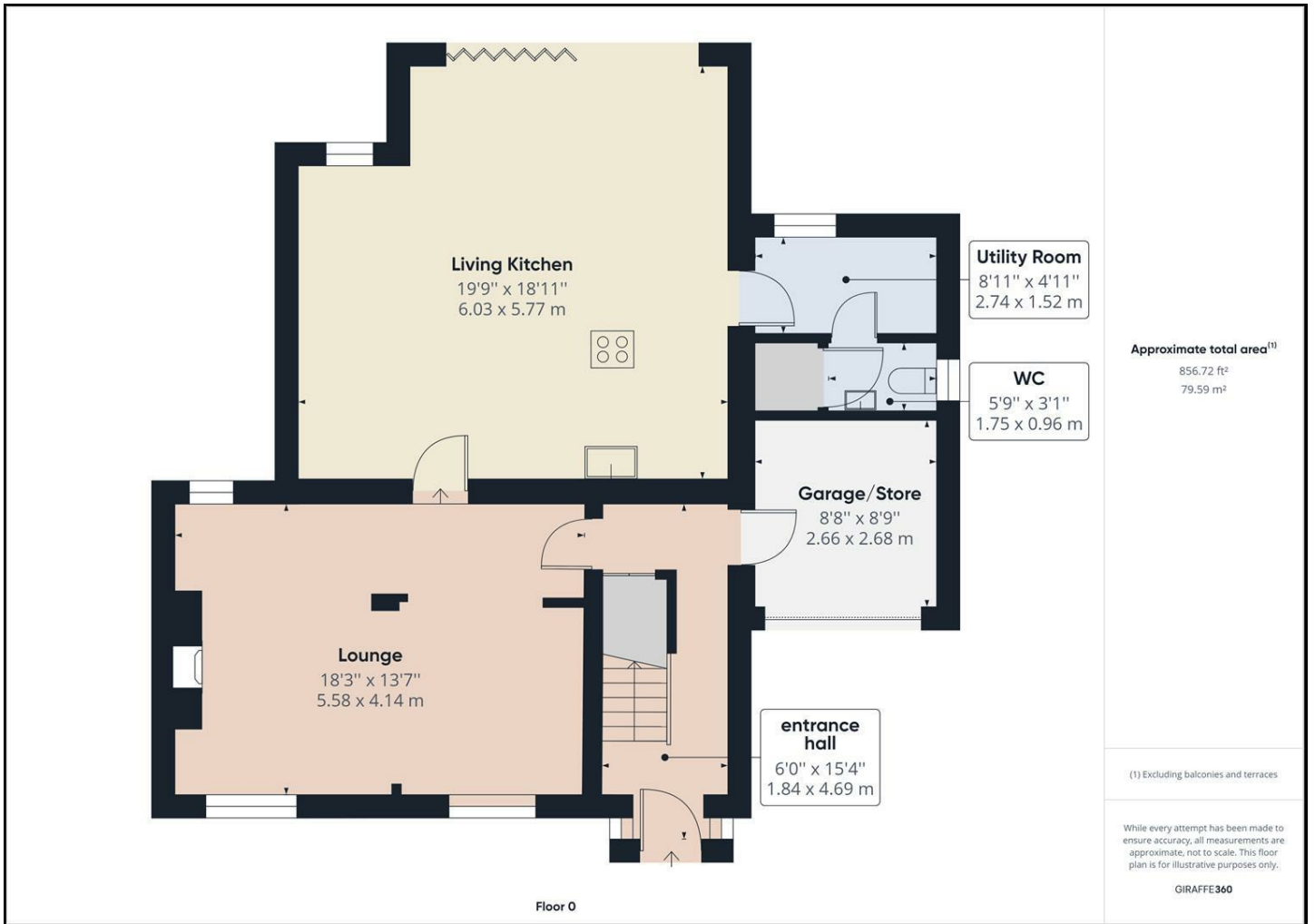
### Garage/Store

9'3" x 8'11" (2.82m x 2.72m )

With timber up and over door, power and light and useful storage space. Please note the size of the garage has been reduced to accommodate the downstairs WC and utility.

### Council Tax Band

D - Amber Valley







Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>76</b>
(55-68) <b>D</b>	<b>62</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

7 Church Street  
Kilburn  
Belper  
Derbyshire  
DE56 0LU

Council Tax Band: D  
Tenure:

