

Fletcher & Company

West View, 73 Kilburn Lane, Belper, DE56 0SF

Offers Around £460,000

Freehold



- Charming Double Fronted Detached Residence
- Much Character Throughout
- Tastefully Presented - Viewing Recommended
- Good Sized Plot with Fore-Garden, Detached Garage & Driveway
- Attractive Rear Garden with Field Views
- Double Glazing & Gas Central Heating
- Spacious Accommodation - Potential To Extend (subject to planning permission)
- Porch, Entrance Hall, Fitted Guest Cloakroom, Utility
- Kitchen, Dining Room & Lounge
- Three Bedrooms & Bathroom





Summary

Edwardian 1905 built double fronted, three bedroom detached property of style and character with detached garage and private rear garden, located between Belper and Holbrook. Potential to extend (subject to planning permission). Enjoys open views.

This is an opportunity to acquire an attractive double fronted period residence located on Kilburn Lane in Belper.

The property is set back behind a boundary wall incorporating hedging with adjacent five-bar gate leading to a driveway and lawned fore-garden. To the rear of the property is a private, established garden with lawned sections, well stocked borders and seating areas.

Internally, the property benefits from double glazing with sash windows to the front elevation and gas central heating with porch, entrance hall, fitted guest cloakroom, lounge with feature fireplace, separate dining room, breakfast kitchen and side lobby/utility. The first floor semi-galleried landing leads to three good sized bedrooms and bathroom with four-piece suite in white.

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The Location

The property's location on the outskirts of the popular market town of Belper offers easy access to an excellent range of amenities including a varied selection of shops, restaurants, cafés, bus and train station, schooling at all levels and pleasant walks in the surrounding open countryside. Easy access is available to the A38 and Derby city centre.

Accommodation

Ground Floor

Porch

Panelled and double glazed entrance door provides access into the porch with quarry tiled floor and further panelled and glazed door into the entrance hall.

Entrance Hall

11'5" x 3'2" (3.49 x 0.98)

With central heating radiator and staircase leading to the first floor.

Lounge

18'11" x 11'11" (5.79 x 3.65)

With feature fireplace with decorative wooden surround and raised hearth with cast iron interior, decorative tiled slips and open fire grate, two central heating radiators, decorative coving, ceiling rose, picture rail, double glazed sash window to the front and double glazed window to the side with matching French doors opening onto the garden.



Dining Room

12'1" x 11'7" (3.70 x 3.55)

Again, with a feature fireplace with decorative surround and cast iron log burner, central heating radiator, picture shelf and double glazed sash window to the front.



Kitchen

13'2" x 12'0" (4.03 x 3.66)

With woodblock worktops with matching upstand, breakfast bar, inset one and a quarter ceramic sink unit with mixer tap, fitted base cupboards and drawers, wine storage, complementary wall mounted cupboards, appliance space within the chimney breast housing a five plate gas Range cooker, American style fridge/freezer, space suitable for a dishwasher, double glazed window to the side with matching door opening onto the garden and internal panelled door to the side lobby.



Side Lobby

7'11" x 3'2" (2.42 x 0.98)

With central heating radiator, double glazed window to the side and twin doors opening into the utility cupboard.

Utility Room

With worktop and space for a washing machine beneath, gas-fired boiler and further door to the fitted guest cloakroom.

Fitted Guest Cloakroom

6'2" x 3'2" (1.89 x 0.97)

With low flush WC, vanity unit with wash handbasin and cupboard beneath, chrome towel radiator and recessed ceiling spotlighting.

First Floor

Landing

Semi-galleried landing with feature balustrade, central heating radiator, access to loft space, double glazed window to the side and doors to three bedrooms and bathroom.

Bedroom One

15'3" x 12'0" (4.66 x 3.68)

With central heating radiator and two double glazed sash windows to the front.



Bedroom Two

12'1" x 11'9" (3.69 x 3.60)

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



Bedroom Three

9'8" x 9'3" (2.97 x 2.82)

With central heating radiator, fitted storage and double glazed window to the side.



Bathroom

10'1" x 5'5" (3.08 x 1.66)

With a suite comprising low flush WC, pedestal wash handbasin, panelled bath, double shower, chrome towel radiator, recessed ceiling spotlighting and double glazed window to the rear.



Outside

The property occupies a prominent position on the edge of Belper on Kilburn Lane, set back behind a boundary wall, hedging and five-bar gate leading to a driveway providing ample off road parking and access to a good sized detached garage. A pedestrian gate between the house and the garage leads to the rear garden.

To the rear of the property is a very private garden featuring lawned sections, upper level patio area, covered seating section, lower level gravelled areas which provide a pleasant entertaining/dining area due to the attractive views over neighbouring fields, offering a high degree of privacy.



Council Tax Band E - Amber Valley





WC
6'0" x 3'2"
1.89 x 0.97 m

Side Lobby
8'0" x 3'2"
2.42 x 0.98 m

Dining Room
12'0" x 11'8"
3.70 x 3.55 m

Kitchen
13'0" x 12'0"
4.03 x 3.66 m

Entry/Porch
4'0" x 3'3"
1.13 x 0.99 m

Hallway
11'0" x 3'2"
3.49 x 0.98 m

Lounge
19'0" x 12'0"
5.79 x 3.65 m

Approximate total area⁽¹⁾
655.31 ft²
60.88 m²

(1) Excluding balconies and terraces

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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Floor 0

Bathroom
10'0" x 5'6"
3.08 x 1.66 m

Bedroom One
12'0" x 15'3"
3.68 x 4.66 m

Bedroom Three
9'0" x 9'8"
2.82 x 2.97 m

Landing
6'0" x 15'7"
1.94 x 4.77 m

Bedroom Two
12'0" x 11'9"
3.69 x 3.60 m

Approximate total area⁽¹⁾
555.74 ft²
51.63 m²

(1) Excluding balconies and terraces

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Floor 1



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West View, 73 Kilburn Lane
Belper
DE56 0SF

Council Tax Band: E
Tenure: Freehold



Energy Efficiency Rating

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