

28

Derby Road, Lower Kilburn, Belper, DE56

Offers Around £175,000 Freehold



- A Superbly Appointed Mid Terraced Cottage
- Skilfully And Tastefully Improved Throughout
- Lounge With Feature Wooden Floor
- Modern Fitted Kitchen With Integrated Appliances
- Dining Area And Cloakroom/WC
- Two Double Bedrooms & Bathroom With Modern Suite
- Off Road Parking
- Delightful Cottage Garden To Rear
- Viewing Essential To Fully Appreciate
- No Upward Chain





Summary

A superbly appointed and tastefully improved mid terraced house located conveniently for easy access to Derby, Belper, Nottingham, The Peak District and connection to the A38, A52 and M1.

Accommodation includes a Lounge with feature chimney breast and wooden floor, a recently fitted Kitchen with integrated appliances which opens up to a Dining area and a cloakroom/wc. To the first floor are two double bedrooms and a bathroom with a three piece modern white suite.

The house benefits from double glazing and gas central heating via a combination boiler.

To the front of the house is an off road parking area for one car.

A real feature is the delightful, south/west facing, cottage style garden to the rear which has been lovingly and thoughtfully stocked with a variety of trees, shrubs and flowering plants. There are patio areas, a shed and the garden enjoys an open aspect.

An internal inspection is recommended to fully appreciate the décor and presentation.

F&C

On The Ground Floor

Lounge

11'10" x 9'10" (3.61 x 3.01)

Having an entrance door, a UPVC triple glazed window with additional secondary glazing to the front, a feature wooden floor, central heating radiator and recessed chimney breast. A half glazed door leads to the kitchen.



Kitchen

10'11" x 9'5" (3.35 x 2.89)

Comprehensively fitted with a range of modern base cupboards, drawers and eye level units with a complimentary work surface over incorporating a stainless steel sink / drainer unit with mixer tap. Integrated appliances include an electric oven, hob, stainless steel extractor hood with light, a refrigerator, freezer and dishwasher. Having feature Metro style tiling to all splashback areas, under lighting to the units, a central heating radiator and spotlighting to the ceiling. The kitchen opens to a dining area and a limestone tiled floor spans both rooms.



Dining Area

9'8" x 5'10" (2.96 x 1.78)

Having a wall mounted modern electric heater, a limestone tiled floor continuing from the kitchen, plumbing for an automatic washing machine, two UPVC double glazed windows overlooking the rear garden and UPVC double glazed door providing access. Stairs lead off to the first floor.



Cloakroom/WC

6'2" x 2'9" (1.89 x 0.84)

Appointed with a two-piece modern suite comprising a vanity wash handbasin with Metro style tiling to the splashback and useful cupboard beneath, a low flush WC, a wall mounted heated towel rail and a wall mounted wash hand basin. There is also a wall mounted mirror, an extractor fan and a limestone tiled floor.

On The First Floor

Landing

2'9" x 2'8" (0.85 x 0.83)

Having access to the attic space.

Bedroom One

15'4" x 10'2" (4.69 x 3.10)

With a central heating radiator and a triple glazed window with additional secondary glazing to front elevation.



Bedroom Two

10'11" x 8'10" (3.35 x 2.70)

With a central heating radiator, a built-in cupboard which provides excellent hanging and storage. An additional cupboard houses the combination boiler (serving domestic hot water and central heating). There is a UPVC double glazed window overlooking the delightful rear garden and countryside beyond.



Bathroom

6'0" x 3'6" (1.83 x 1.07)

Appointed with a three piece modern suite comprising a panelled bath with shower over and glass shower screen, a vanity wash handbasin with useful cupboard beneath and a low flush WC. Having modern tiling to all splashback areas and floor, two wall mounted heated towel rails (one electric and one central heating radiator), insert spotlight to the ceiling and an extractor fan. Having a UPVC double glazed window with frosted glass to the rear elevation.

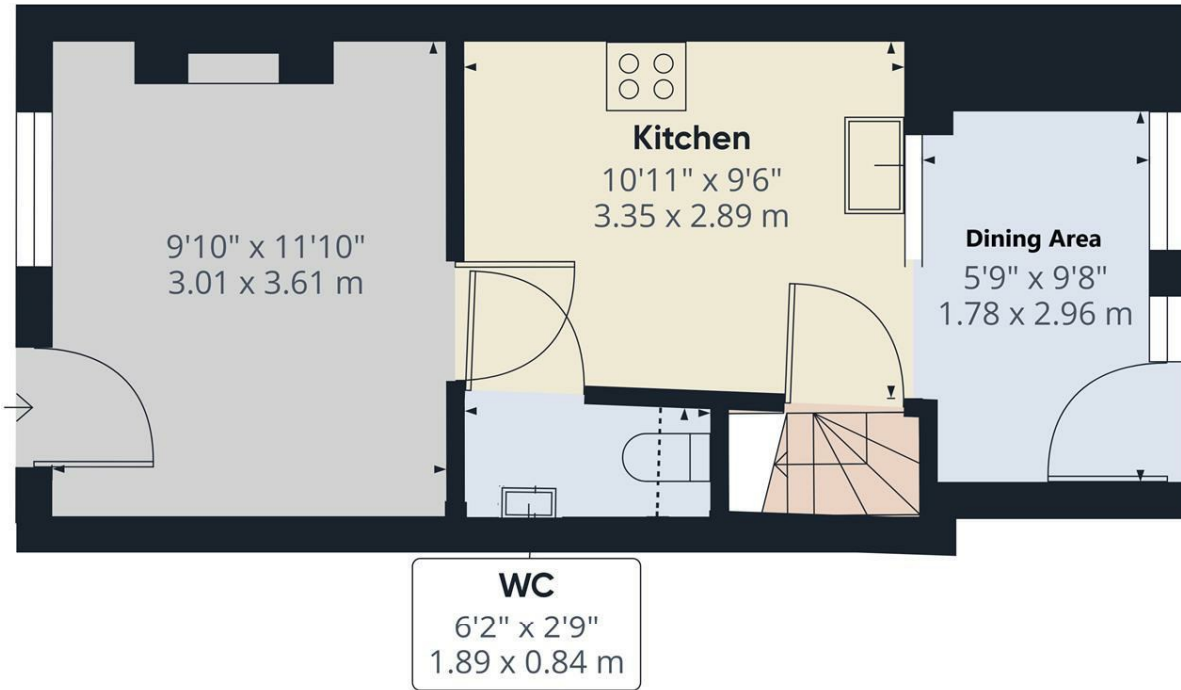


Outside

To the front of the house is an off road parking area for one vehicle. A passage to the side of the house provides access to the rear. To the rear of the property is a well stocked and beautifully appointed cottage garden. The garden features a gravelled and paved patio leading to a lawned garden with well stocked borders, a further gravelled patio area and potential vegetable garden beyond with a third paved patio at the far end. There is an outside tap and the garden enjoys an open aspect with a South/Westerly facing garden.



Council Tax Band A



Floor 0

Approximate total area⁽¹⁾

301.17 ft²
27.98 m²

Reduced headroom

3.12 ft²
0.29 m²

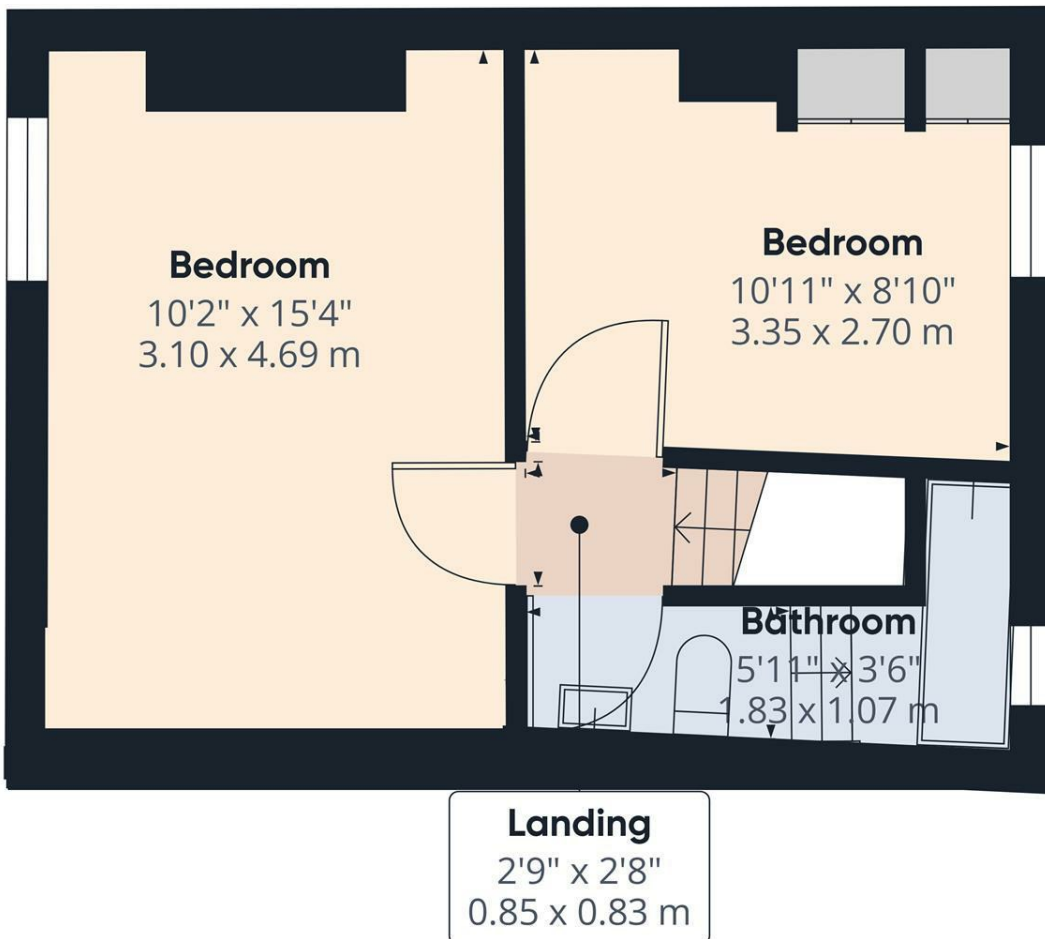
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area⁽¹⁾

294.93 ft²
27.4 m²

(1) Excluding balconies and terraces

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Getting there

28 Derby Road
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Council Tax Band: A
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	68	
(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	