

# Fletcher & Company

1 White Hart Yard, Church Street, Kilburn, Belper,  
Derbyshire, DE56 0LU

Offers Around £269,950

Freehold



- A Characterful Detached Cottage
- Lounge With Exposed Beams And Log Burning Stove
- Fitted Dining Kitchen
- Two Double Bedrooms
- Modern Bathroom To The First Floor
- Delightful Enclosed Rear Garden And Patio
- Detached Workshop To Rear
- Nestled In The Heart Of Kilburn Village
- Easy Access To A38, A6, M1 And Local Towns
- Within Walking Distance Of Open Countryside







## Summary

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Nestled in the charming area of Kilburn, this delightful cottage offers a perfect blend of comfort and character. Spanning an inviting 697 square feet, the property features well-proportioned accommodation, making it an ideal choice for couples or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a cosy Lounge with exposed beams and stone and an Inglenook fireplace with a log burning stove. Beyond is a well fitted dining/kitchen with access to the rear garden.

The cottage has a modern, well-appointed bathroom and two double bedrooms to the first floor.

To the rear is a delightful, enclosed garden with extensive paved patio, lawned garden and is well stocked with a variety of mature trees, shrubs and flowering plants.

A real feature is a detached timber workshop/ potential work space which has light, power and windows.

The property's quaint exterior is complemented by its surrounding area, which boasts a vibrant community and a variety of local amenities including pubs, shops, schools, parks and easy access to open countryside.

Kilburn is known for its excellent transport links, making it easy to access Derby, Nottingham, The Peak District, A38, M1 and A6. Regular trains run from Derby to London St Pancras and other major cities.

In summary, this charming cottage in Kilburn presents a wonderful opportunity for anyone looking to embrace a comfortable lifestyle in a sought-after area.

# F&C



## The Location

Kilburn offers a good range of local amenities including general store, village inns, primary school and bus service running to Derby City centre. Belper and Heanor, which is a short drive away, offering 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

### Lounge

18'0" x 9'9" (5.51 x 2.99)

Having a composite entrance door to the front elevation with a double glazed insert. A feature Inglenook stone fireplace with fitted log burning stove, exposed timber beams to the ceiling, a feature wooden floor and a wrought iron spiral staircase leading to the first floor landing. There are UPVC double glazed windows to the front and either elevation, a wall mounted radiator and latched door leading to the kitchen.



## Dining Kitchen

19'7" x 7'5" (5.99 x 2.27)

Comprehensively fitted with a range of cream base cupboards, drawers and eyelevel units with a wooden worksurface over incorporating a Belfast sink with mixer tap. Having complimentary tiled splash backs, underlighting and a slate tiled floor. Having space for a range style oven, plumbing for a washing machine and dishwasher. With exposed beams to the ceiling, feature exposed stone wall, UPVC double glazed windows to the rear garden and a stable door providing access. The Dining area has a slate tiled floor, exposed stone wall and a radiator.



## First Floor

### Landing

5'4" x 4'11" (1.65 x 1.51)

With doors off the the bedrooms and bathroom.

### Bedroom One

19'1" x 9'8" (5.82 x 2.97)

Spacious master bedroom that could easily be split into two bedrooms if desired. The bedroom is fitted with a range of bespoke wardrobes and over head cupboards which provide excellent hanging and storage space. Having exposed beams and UPVC double glazed windows to the front, side and rear elevation and two radiators.





## Bedroom Two

10'0" x 8'2" (3.05 x 2.49)

With a UPVC double glazed window overlooking the rear garden, exposed beams and a radiator.



## Bathroom

9'10" x 9'9" (3.00 x 2.98)

Appointed with a contemporary three piece suite comprising a panelled bath with rainfall shower over, vanity wash hand basin with useful cupboards to the side and inset WC. Having modern tiling to the walls and floor, vanity LED mirror, chrome heated towel rail, inset spotlighting, extractor fan and UPVC double glazed window.



## Outside

A delightful, enclosed rear garden which is well stocked with a variety of mature trees, shrubs and flowering plants. Immediately from the back door is a private patio with a stone wall to the surround which then leads to a slightly raised lawned garden. A pathway leads to a further modern paved patio area and gives access to the outdoor workshop. The garden has a secure access gate.

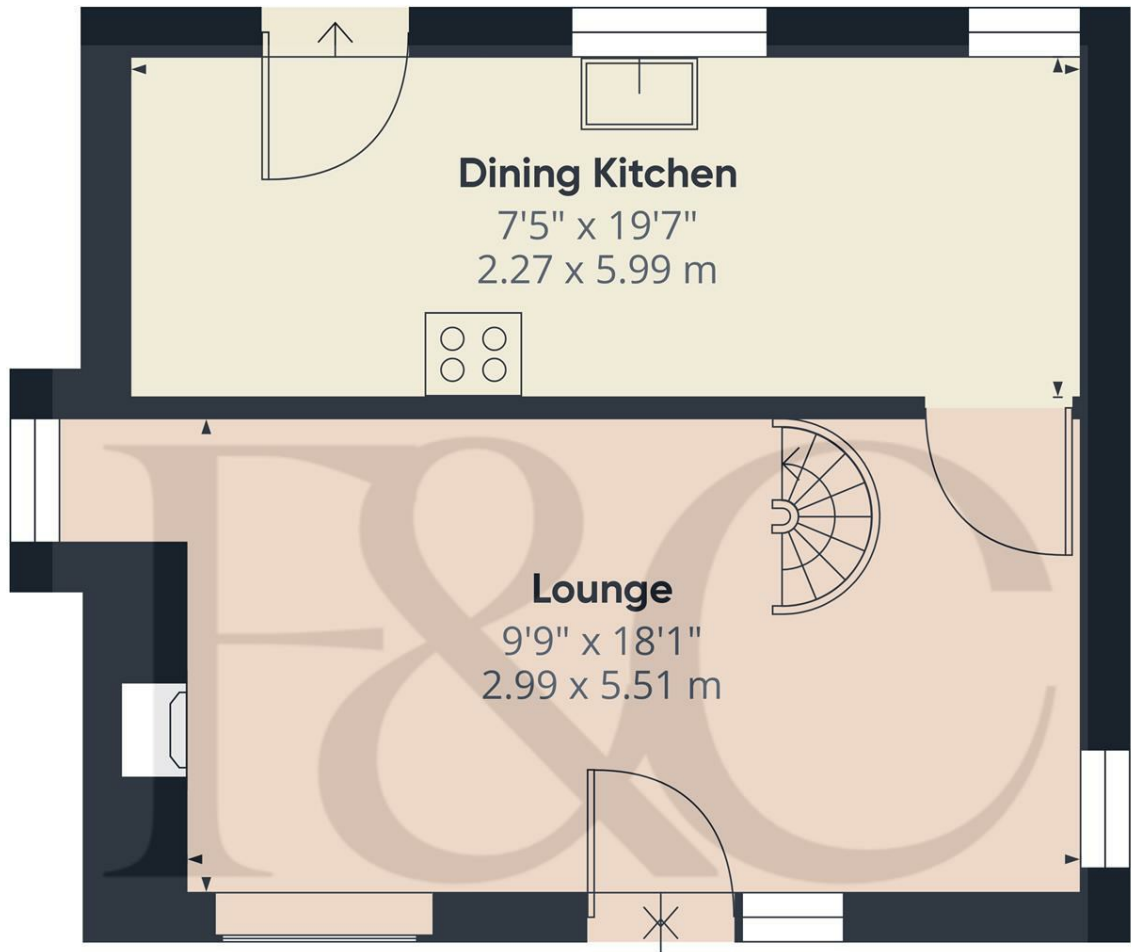
## Workshop

Garden workshop with power and light. Ideal for many uses including workshop, office space, hobby room and storage.



**Council Tax Band B**





Floor 0

Approximate total area<sup>®</sup>

351.12 ft<sup>2</sup>  
32.62 m<sup>2</sup>

Reduced headroom

16.77 ft<sup>2</sup>  
1.56 m<sup>2</sup>

(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<sup>®</sup>

345.74 ft<sup>2</sup>  
32.12 m<sup>2</sup>

(1) Excluding balconies and terraces

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Council Tax Band: B

Tenure: Freehold

