

# Fletcher & Company

11 Kilburn Lane, Openwoodgate, Belper, DE56 0SF

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Offers Around £335,000

Freehold

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- A Traditional Detached House
- Extension To The Rear Providing A Living/Dining Kitchen
- Sitting Room And Separate Lounge With Log Burner
- Cloakroom/Wc And Utility Room
- Three Bedrooms
- Bathroom With A Four Piece Suite
- Extensive, Landscaped Garden To Rear
- Outbuildings And A Garden Room
- Off Road Parking For Three Cars
- Easy Access To A38, A6 And The Peak District







## Summary

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Located in the desirable area of Kilburn Lane, Openwoodgate, Belper, this extended house offers a perfect blend of comfort and convenience. Spanning an impressive 1,173 square feet, the property boasts three spacious reception rooms, cloakroom/Wc, utility room, three well proportioned bedrooms and a bathroom.

One of the standout features of this home is the generous garden with outbuildings and a garden room, ideal for entertaining or a home office. There is off road parking for three cars and the property is ideally situated within easy reach of Belper Town Centre, where you can enjoy a variety of local amenities, shops, schools and eateries.

The house is well positioned for convenient access to the A38, A6, M1 and Belper Train Station, making easy commute to Derby, Nottingham and beyond.

# F&C

## The Location

An enviable position within easy reach of Belper Town Centre and all local amenities. The house is well positioned for convenient access to the A38, A6, M1 and Belper Train Station, making easy commute to Derby, Nottingham and beyond.

## Ground Floor

### Entrance Hall

14'2" x 2'11" (4.33 x 0.90)

UPVC double glazed entrance door with leaded glass insert, a feature original tiled floor, central heating radiator and an under stairs cupboard which provides excellent storage space. Stairs lead off to the first floor.

### Cloakroom/WC

5'8" x 2'8" (1.74 x 0.82)

Appointed with a two piece suite comprising a wall mounted wash handbasin and a low flush WC. Having tiling to splashback areas, panelling to the walls, a double glazed window, the side and inset spotlighting to the ceiling.

### Sitting Room

11'8" x 10'5" (3.57 x 3.19)

Having a feature wooden floor, an open fireplace with tiled hearth and wooden mantle housing a gas "stove style" fire, a central heating radiator and a UPVC double glazed window to the front with bespoke fitted shutters.



### Lounge

14'0" x 10'1" (4.29 x 3.09)

Having a feature Inglenook style fireplace with tiled hearth, exposed brick surround and oak mantle housing a cast-iron log burning stove. There is a feature engineered oak floor, a central heating radiator and UPVC double glazed windows into the dining kitchen. The lounge is open to the dining kitchen.





### Dining/Living Kitchen

17'9" x 11'5" (5.42 x 3.48)

An open plan room with wooden floor and underfloor heating, leading to the rear garden. The Dining/Living area has a wooden floor, a modern wall mounted fire set into feature brickwork and UPVC double glazed French doors providing views of and access to the garden. The Kitchen area is comprehensively fitted with a range of modern cream base cupboards, drawers and eyelevel units with a complimentary wooden worksurface over incorporating a porcelain sink drainer unit with mixer tap over. There is feature tiling and integrated appliances include a double electric oven, a five ring gas hob, an extractor fan with light, refrigerator and freezer. Having a UPVC double glazed window overlooking the garden.



### Utility Room

10'5" x 6'10" (3.19 x 2.10)

Appointed with a range of light beech effect base cupboards, drawers and eye level units with a complimentary rolltop worksurface over incorporating a sink/drain unit with mixer tap. Having tiling to splashback areas, a quarry tiled floor, plumbing for an automatic washing machine and dishwasher and space for a tumble dryer. Having a central heating radiator and wooden panelling to some of the walls.

### On The First Floor

### **Landing**

12'11" x 3'1" (3.95 x 0.96)

### **Bedroom One**

10'7" x 14' (max) (3.23m x 4.27m (max))

A double bedroom with feature panelling, a cast iron fireplace, radiator and a double glazed window with modern shutters overlooking the rear garden.



### **Bedroom Two**

10'9" x 8'0" (3.28 x 2.46)

With a radiator and a UPVC double glazed window to the front with modern shutters.



### **Bedroom Three**

10'7" x 6'5" (3.25 x 1.97)

With an over stairs wardrobe, radiator, UPVC double glazed window with shutters to the front elevation.





## Bathroom

10'6" x 6'10" (3.22 x 2.09)

Modern fitted bathroom with a four piece suite comprising a wall mounted wash hand basin, low flush Wc, reduced size bath and a double walk in glazed shower cubicle with Rainfall style mixer shower over. There is a heated towel rail, wood effect flooring, storage alcove and a double glazed window to the rear aspect. Feature half panelling to the walls.



## Outside

To the front of the property is a generous block paved driveway providing off street parking for three cars. A secure gated pathway to the side leads to the rear garden.

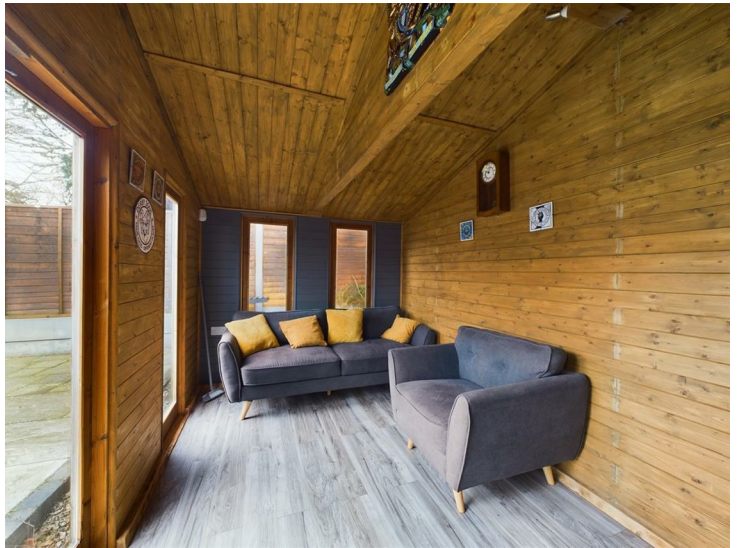
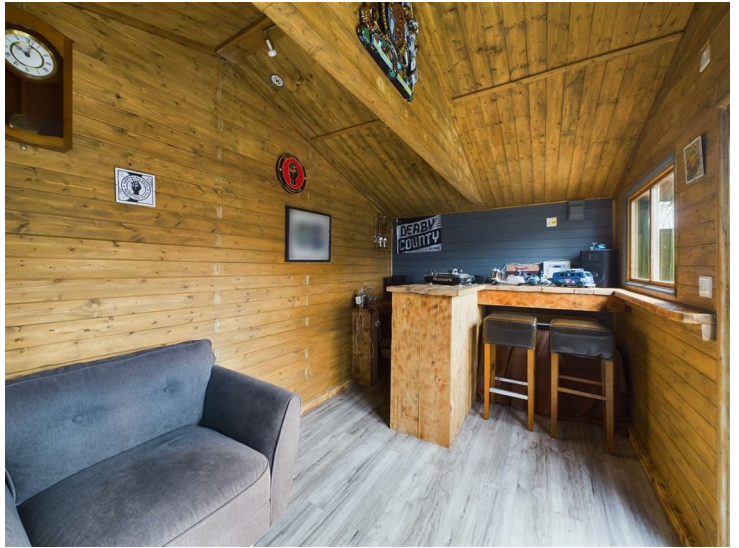
The rear extensive garden has been landscaped to provide paved patios with feature inset beds well stocked with shrubs and flowering plants, perfect for al fresco entertaining on a low maintenance theme. there is an external tap, lighting and power. In addition there are a range of outbuildings with light and power providing excellent storage space. An additional decked area to the rear.



### Garden Room

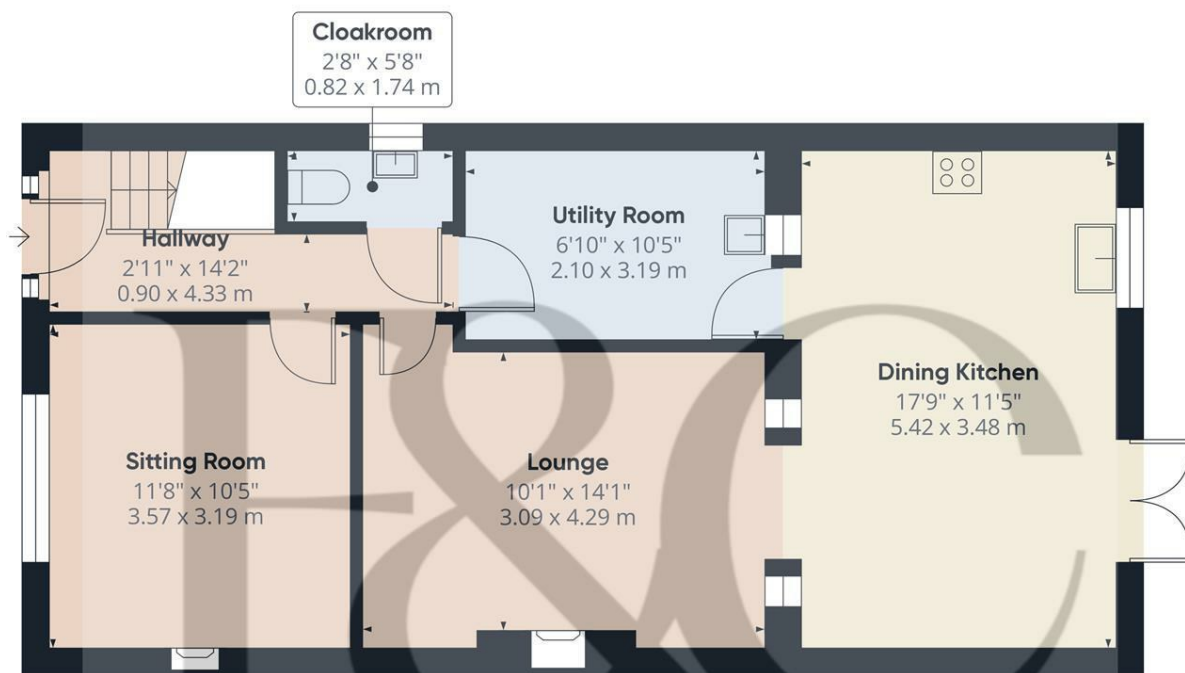
15'6" x 7'7" (4.74 x 2.32)

A real feature is the garden room which is of timber construction and has light, power and windows. Currently with a bar providing an excellent area for entertaining. It would also make a home office/hobby room.



Council Tax Band C





Floor 0 Building 1

Approximate total area<sup>®</sup>

636.16 ft<sup>2</sup>  
59.1 m<sup>2</sup>

Reduced headroom

0.25 ft<sup>2</sup>  
0.02 m<sup>2</sup>

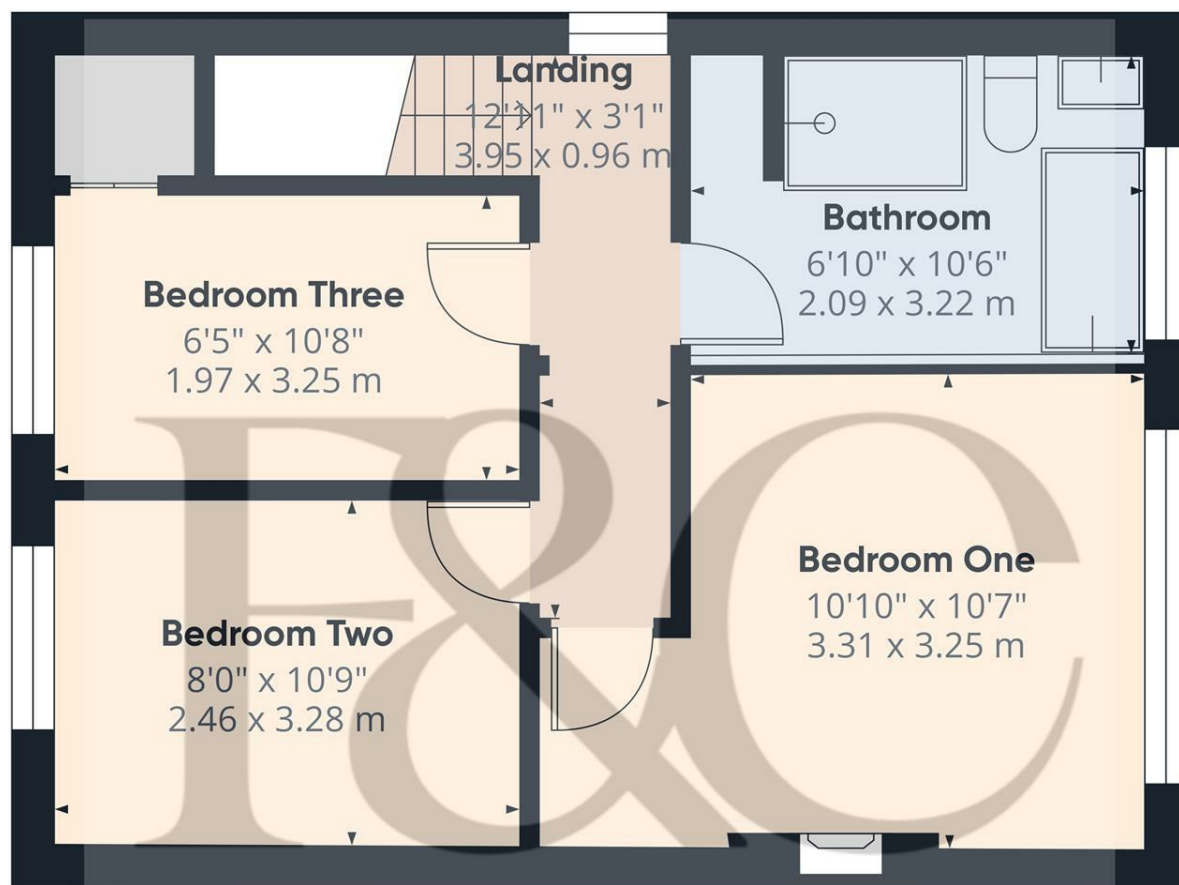
(1) Excluding balconies and terraces

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 Building 1

Approximate total area<sup>®</sup>

417.85 ft<sup>2</sup>  
38.82 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>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</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: C  
Tenure: Freehold

