

34

Derby Road, Lower Kilburn, Belper, DE56

Offers Around £165,000 Freehold



- A Spacious Mid Terraced Cottage
- 21ft Lounge/Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Bathroom To First Floor
- Off Road Parking To Front
- Delightful Rear Garden With Open Aspect
- Convenient For Connection To A38
- An Ideal Purchase For First Time Buyer
- Viewing Essential To Appreciate





Summary

A well presented two bedroom terraced cottage located within easy reach of Belper, Derby and connection with the A38, A52 and M1.

Accommodation comprises an open plan lounge/dining room, a fitted kitchen, two double bedrooms and a bathroom with a modern three piece suite. The house has the benefit of double glazing and gas central heating.

To the front of the house a driveway provides off road parking.

There is a delightful, enclosed lawned garden to the rear, with a south westerly facing aspect and an extensive patio, perfect for Alfresco living.

The house would be an ideal purchase for First time buyers.

An internal inspection is strongly advised to fully appreciate.

F&C

Ground Floor

Lounge/Dining Room

21'2" x 12'0" (6.46 x 3.68)

Having a UPVC double glazed entrance door and two UPVC double glazed windows to the front and rear. There are two central heating radiators and an under stairs cupboard with light which provides excellent storage space. Stairs lead off to the first floor and a door provides access to the kitchen



Kitchen

8'9" x 5'8" (2.68 x 1.75)

Comprehensively fitted with range of modern base cupboards, drawers and eye level units with a complimentary roll top worksurface over incorporating a stainless steel sink/ drainer unit with mixer tap. Integrated appliances include an electric oven, microwave, hob and extractor with a light. There is space for a fridge/freezer, plumbing for an automatic washing machine and tiling to all splashback areas. Having a tiled floor, two UPVC double glazed windows, a central heating radiator and UPVC double glazed door providing access to the rear.

First Floor

Landing

7'8" x 2'10" (2.36 x 0.88)

With access to the attic space

Bedroom One

11'0" x 8'1" (3.36 x 2.47)

Appointed with a range of fitted wardrobes providing excellent hanging and storage space. There is a central heating radiator, a useful over stairs cupboard and a UPVC double glazed window to the front elevation



Bedroom Two

9'5" x 7'10" (2.89 x 2.39)

With a radiator and a UPVC double glazed window overlooking the rear garden and countryside beyond.



Bathroom

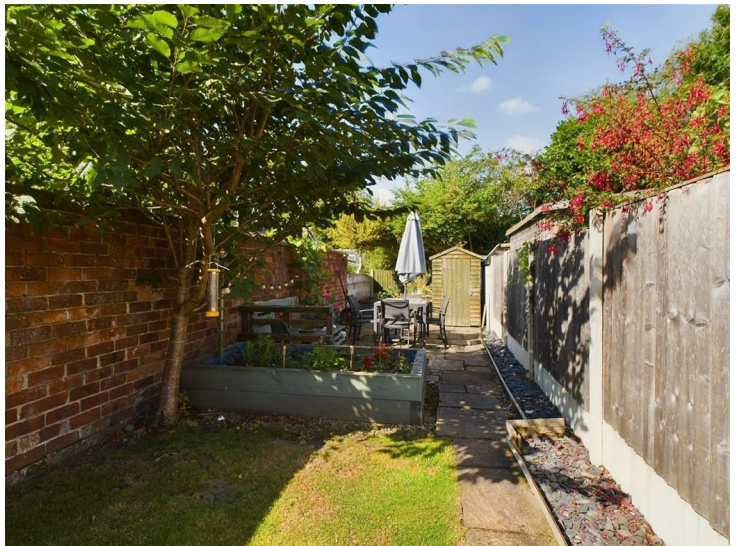
8'7" x 5'11" (2.64 x 1.81)

With a three piece modern suite comprising a panelled bath with electric shower over and glass shower screen a pedestal wash hand basin and a low flush WC. There is half wall tiling, a tiled floor, a central heating radiator and an additional chrome heated towel rail. Have a UPVC double glazed window to the rear, a wall mounted mirror and glass shelf. There is it built in cupboard housing the combination boiler (serving domestic hot water and central heating system).



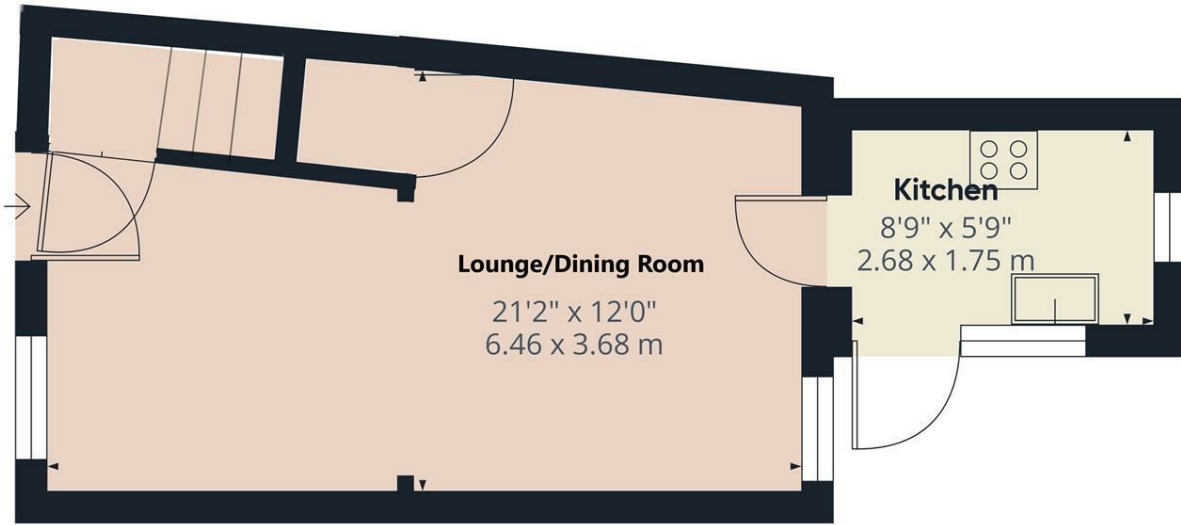
Outside

To the front of property there is a block paved driveway which provides off parking for one vehicle. A passage to the side of the house provides access to a delightful enclosed garden which is mainly laid to lawn with a path providing access. To the rear of the garden, there is a paved and gravelled patio which provides an ideal space for alfresco dining. Beyond the patio is a timber shed and the garden enjoys a south westerly facing aspect.



Council Tax Band A





Lounge/Dining Room

21'2" x 12'0"
6.46 x 3.68 m

Kitchen

8'9" x 5'9"
2.68 x 1.75 m

Approximate total area⁽¹⁾
272.65 ft²
25.33 m²

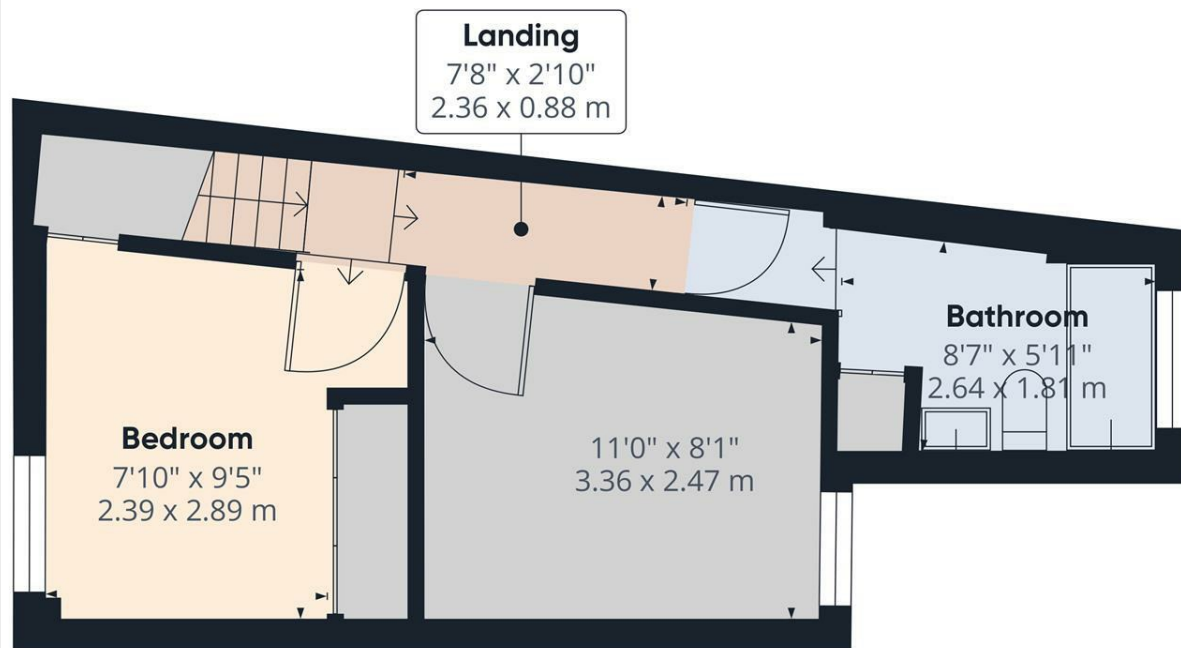
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 0



Landing

7'8" x 2'10"
2.36 x 0.88 m

Bedroom

7'10" x 9'5"
2.39 x 2.89 m

Bathroom

8'7" x 5'11"
2.64 x 1.81 m

11'0" x 8'1"
3.36 x 2.47 m

Approximate total area⁽¹⁾
285.78 ft²
26.55 m²

(1) Excluding balconies and terraces

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Floor 1



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Getting there

34 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		90
(81-91) B		
(69-80) C	65	
(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	