



Brickyard Lane
Kilburn Belper



Property Description

The ground floor features an entrance porch leading to an inner lobby, a spacious kitchen, and a cosy lounge with garden access and a charming wood burner-perfect for relaxing evenings. A three-piece bathroom suite completes the downstairs layout. The first floor comprises two generously sized bedrooms and a third single bedroom, ideal for a home office or nursery. Externally, the property benefits from off-street parking and a lawned garden with a patio area-ideal for outdoor entertaining or quiet enjoyment.

Lounge

13' 3" x 12' 11" (4.04m x 3.94m)

A UPVC double-glazed window offers a pleasant view of the garden, while the room is enhanced by a feature log-burning stove and a radiator, leading seamlessly to the kitchen.

Kitchen

13' 2" x 8' 10" (4.01m x 2.69m)

To the rear, a UPVC double-glazed window provides natural light. The spacious kitchen features ample worktop space and a walk-in storage cupboard, with two steps leading to:-

Bathroom

7' 2" x 6' (2.18m x 1.83m)

The downstairs bathroom is fitted with a three-piece suite and features a UPVC obscured-glass window offering privacy while overlooking the rear elevation.

First Floor Landing

Stairs leading to:-

Bedroom One

13' 4" x 12' 11" (4.06m x 3.94m)

A generously sized double bedroom featuring a UPVC window with views over the garden. The room also benefits from loft access and is fitted with a radiator for added comfort.

Bedroom Two

13' 4" x 9' (4.06m x 2.74m)

The second double bedroom benefits from loft access and features a UPVC double-glazed window & radiator. Overlooking the rear elevation. It also includes a built-in storage cupboard housing the Baxi gas boiler, offering both practicality and convenience.

Bedroom Three

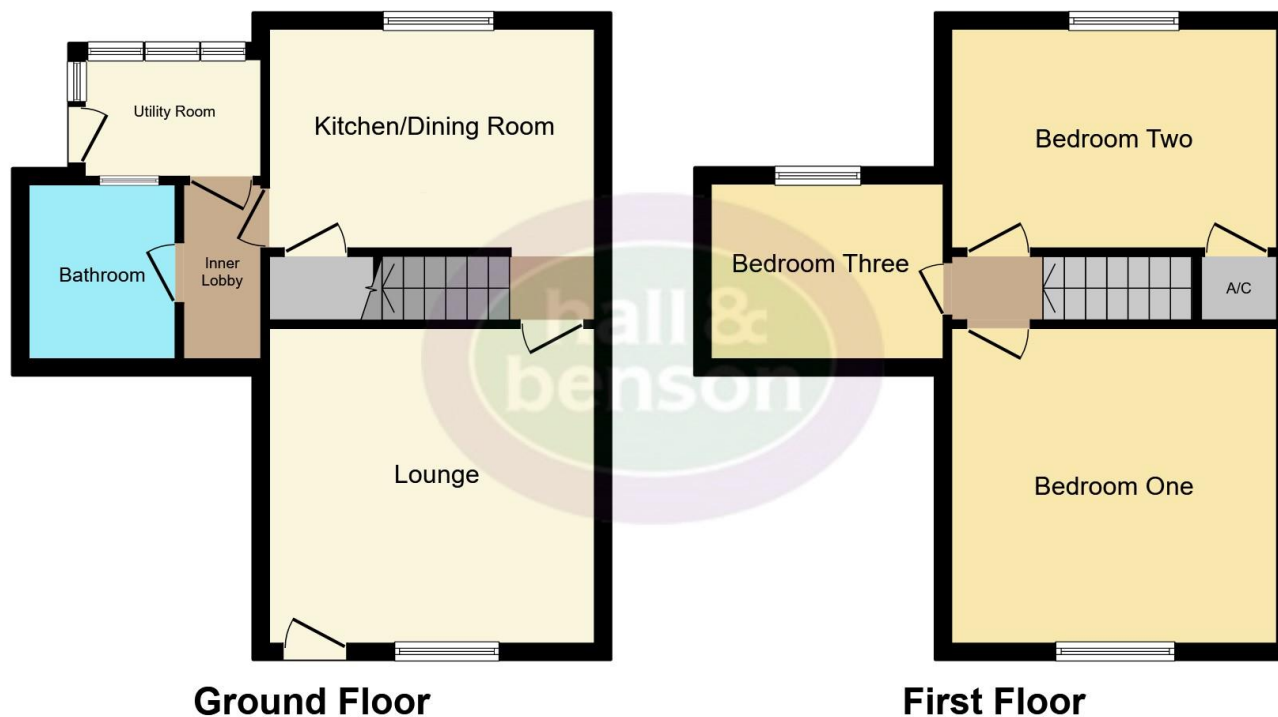
9' 6" x 7' 1" (2.90m x 2.16m)

Steps lead down to a well-proportioned single room featuring a UPVC double-glazed window with views over the rear elevation. The space is fitted with a radiator and offers excellent potential as a nursery or home office.









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Tenure: Freehold



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