



Horsley Road
Kilburn Belper



Property Description

Boasting breathtaking open views across scenic fields to the rear, this property offers a truly idyllic setting.

The sun-drenched garden adds to its charm perfect for green-fingered enthusiasts, family fun, or simply relaxing in the warmth of the day.

With scope to extend to the side, the home presents exciting possibilities for tailoring the space to your lifestyle and growing needs.

Offered with no onward chain, this residence allows for a smooth and swift move, ideal for those ready to make a fresh start without delay.

Entrance Hallway

Carpeted flooring, stairs leading to the first floor and door leading to the lounge:-

Lounge

22' 3" x 10' 2" (6.78m x 3.10m)

This room has feature beams to the ceiling, radiator & carpeted flooring. Stone fireplace surround containing gas fire. UPVC bay window to the front elevation, double internal doors leading to:-

Dining Room

16' 4" x 10' 2" (4.98m x 3.10m)

Offering feature beams to the ceiling and UPVC double doors leading to the rear garden. A side UPVC door in the room offers access to the side elevation. There is a recess in the room currently being used as a

home office. Solid fuel stove with feature brick and stone surround. Archway leading to :-

Kitchen

8' 4" x 6' 5" (2.54m x 1.96m)

UPVC window overlooking the rear garden. Wall and base mounted units. Radiator

Bedroom One

13' 5" x 9' 9" (4.09m x 2.97m)

UPVC window to the front elevation, carpeted flooring & radiator. Feature chimney breast with recess. A light and airy double room.

Bedroom Two

10' 3" x 10' 1" (3.12m x 3.07m)

Double glazed wooden large window overlooking the rear garden and fields beyond. This double room offers carpeted flooring & radiator.

Bedroom Three

9' 9" x 7' 2" (2.97m x 2.18m)

A single sized bedroom that can also be used as a home office / nursery. UPVC window to the front elevation. Loft access. Carpeted flooring & radiator.

Family Shower Room

UPVC obscured window to the rear elevation. Laminated flooring & radiator. Built in cupboard housing heating cylinder. A three piece suite with walk in shower.

Outside

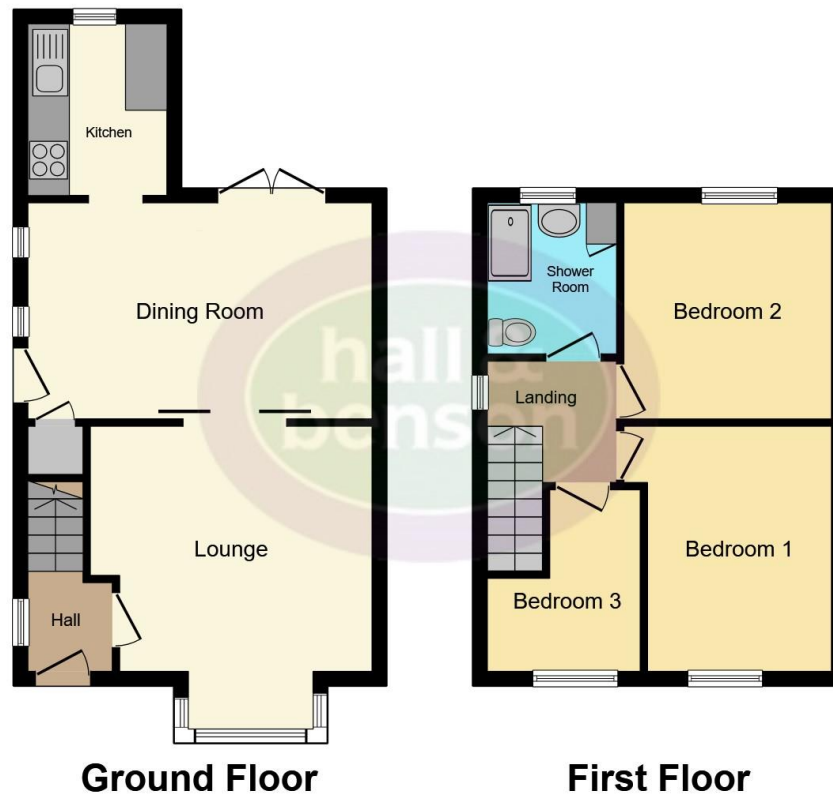
To the front is a tarmac driveway also a gravelled area currently used for additional parking. Double gates to the side of the property beyond is side entrance and garage.

To the rear is a pretty patio area directly leading to the greenhouse & coal store. There is also side access into the garage. Mature trees & shrubs. At the rear of the garden is a raised pergola taking in the views of the fields and views beyond.









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22A High Street
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EPC Rating: Council Tax
 Awaited Band: B

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Tenure: Freehold



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