



Derby Road
Milford Belper





Property Description

Burchell Edwards are delighted to bring to the market this attractive stone built detached family home with versatile rooms situated in the sought after village of Milford. The accommodation benefits from having off street parking and in brief comprises; entrance porch, entrance hall, spacious lounge, a playroom/study, ground floor bedroom, ground floor shower room, utility room and a kitchen/diner with three bedrooms and a bathroom to the first floor. Externally there is a driveway and an enclosed garden to the rear. Viewings are strongly recommended.

Entrance Porch

The property is entered via wooden door to the front elevation into the entrance porch where there is a window to the side elevation and door opening into the hallway.

Hallway

Having a door opening to the kitchen and lounge, stairs off leading to the first floor and minton tiled flooring.

Lounge

22' 3" x 10' Max (6.78m x 3.05m Max)

Being a generous sized room with a window to the front elevation, multi-fuel burner set upon a stone hearth with wooden surround, exposed beams, exposed floor boards, two radiators and French doors opening to the playroom/ study

Playroom/ Study

10' 5" Max x 21' 3" Max (3.17m Max x 6.48m Max)

Having two radiator, wooden French double glazed door to the rear elevation leading to the garden with exposed floor boards, skylight to the side elevation, exposed stone wall and door leading to inner hall.

Inner Hall

Having double glazed window to the front elevation with doors off leading to bedroom four, shower room and utility area

Bedroom Four

.11' 4" x 8' 9" (3.45m x 2.67m)

Having double glazed window to the side elevation, double glazed door to the rear

elevation and a radiator.

Shower Room

Having a mains fed shower, pedestal wash hand basin and low level W.C, obscured double glazed window, a radiator and splashback tiling.

Utility Area

Having space for a washing machine and tumble dryer, shelving and loft access.

Kitchen

Irregular Shaped Room 18' 7" x 9' 4" (5.66m x 2.84m)

Having space for a range cooker, seven ring gas burner with cooker hood over, base units with wooden work surfaces over, ceramic double sink with mixer tap, two double glazed windows to the front elevation and one double glazed window to the side elevation, tiled flooring, tiled splashbacks, storage cupboard and wooden stable door to the side elevation.

First Floor Landing

Having a radiator, doors off leading to the bedrooms and bathroom, airing storage, loft access, storage cupboard housing the boiler and double glazed window to the side

elevation.

Bedroom One

12' 3" x 8' 10" Max (3.73m x 2.69m Max)

Having double glazed windows to the front and side elevation, a radiator, fitted wardrobes, ceiling rose and picture rail.

Bedroom Two

13' 6" Max x 8' 4" (4.11m Max x 2.54m)

Having double glazed window to the side elevation, a radiator, feature fireplace, picture rail and fitted wardrobes.

Bedroom Three

13' 4" Max x 6' 10" Max (4.06m Max x 2.08m Max)

Having double glazed window to the side elevation with stunning views, a radiator, feature fireplace and picture rail.

Bathroom

Having a bath with mains fed shower over, pedestal wash hand basin and low level W.C, a radiator, double glazed obscured window to the front elevation, tiled splashbacks and vinyl flooring.

Rear

To the rear of the property is gated side access, decked seating area, astro turf,

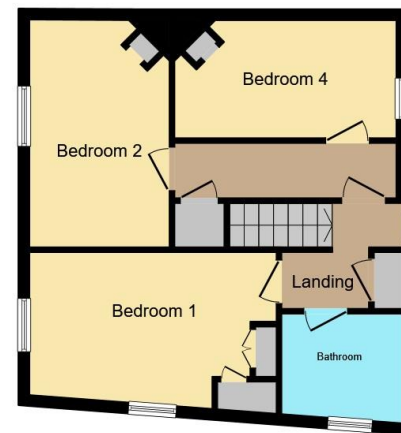








Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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