



Horsley Road  
Kilburn Belper





## Property Description

Burchell Edwards are pleased to bring to the market this substantial four bedroom detached family home occupying a generous 1/2 acre plot in the sought-after village of Kilburn with ample off-road parking and double garage. The property is set well-back from the road and enjoys stunning countryside views, benefits from double glazing throughout and a gas fired central heating system. Accommodation briefly comprises to the ground floor; Spacious hallway, cloakroom/ W.C, study, lounge with feature fireplace, dining room, kitchen, utility room and conservatory. To the first floor are four well-proportioned bedrooms with an en suite to the master bedroom and family bathroom. Outside, the rear garden is a particular feature of the property. Being fully enclosed and laid mainly to lawn with mature and well-established shrubs/ trees, raised flower beds, a vegetable patch, greenhouse and paved patio area. To the front is a driveway providing ample off-road parking, double garage, a lawned section, pebbled frontage and side access that leads to the rear. Viewing is essential to appreciate the accommodation on offer.

## Entrance Hallway

The property is entered via a door to the front elevation into a spacious hallway where there stairs off leading to the first floor, two radiators, two double glazed windows to the front elevation and doors off leading to:-

## Cloakroom

Fitted with low level W.C, wash hand basin, a radiator and double glazed window to the front.

## Study

8' 9" x 8' 4" Plus recess ( 2.67m x 2.54m Plus recess )  
Having double glazed window to the front elevation, a radiator and coving.

## Lounge

13' Max x 18' 9" Plus bay window ( 3.96m Max x 5.71m Plus bay window )  
Having a double glazed window to the front and side elevations, exposed brick feature fireplace with gas coal effect fire, two radiators, coving to the ceiling, two ceiling roses and pleasant outlook to the front with countryside views.

## Dining Room

13' 9" x 9' 3" ( 4.19m x 2.82m )  
Having a radiator, double glazed sliding doors to the conservatory, coving and ceiling rose.

## Kitchen

.15' x 8' 8" ( 4.57m x 2.64m )  
Having a range of matching wall and base units with work surfaces over, inset one and half bowl stainless steel sink and drainer with mixer tap over, integrated dishwasher, range cooker with five ring gas burner and double electric oven with cooker hood over, double glazed window to the rear elevation giving aspect over the garden, tiled splashbacks, tiled flooring, coving to the ceiling, door opening to the utility room and integrated fridge.

## Utility Room

Having double glazed window to the side elevation, a radiator, stainless steel sink and drainer unit with mixer tap over, boiler, space for fridge freezer, space for under unit fridge, plumbing for washing machine, space for tumble dryer, tiled flooring, tiled splashbacks and base units with work surface over.

## Conservatory

12' Max x 9' 2" Max ( 3.66m Max x 2.79m Max )  
Having double glazed window to the rear and side elevations, doors to the side, a radiator, tiled flooring and spot lighting to the ceiling.

## First Floor Landing

Having a storage cupboard, a radiator, double glazed window to the front elevation, coving to the ceiling and doors off leading to the bedrooms and bathroom.

## Bedroom One

13' 6" x 12' 5" Max ( 4.11m x 3.78m Max )  
Having double glazed window to the front elevation with open aspect views, a radiator, fitted wardrobes, door to the en suite, coving to the ceiling, exposed floor boards and fitted dresser.

## En Suite

Having a mains fed shower cubicle, low level W.C, vanity wash hand basin, double glazed obscured window to the side elevation, a radiator, tiled splashbacks and vinyl flooring.

## Bedroom Two

14' x 9' 2" ( 4.27m x 2.79m )  
Having double glazed window to the rear elevation, exposed floor boards and a radiator.

## Bedroom Three

8' 8" Plus recess x 14' 2" ( 2.64m Plus recess x 4.32m )  
Having double glazed window to the front elevation, a radiator, exposed floor boards and coving.

## Bedroom Four

10' 9" Plus recess x 8' 9" ( 3.28m Plus recess x 2.67m )  
Having double glazed window to the rear elevation, open countryside views, coving to the ceiling and a radiator.

## Bathroom

Having a corner bath with mixer tap over, bidet, low level W.C, vanity wash hand basin, obscured double glazed window to the rear and side elevation, tiled splashbacks, a radiator, coving to the ceiling and airing cupboard.

## Outside

To the front of the property is a tarmacked driveway providing ample off road parking, double garage, pebbled frontage, lawned section and side access leading to the rear.

To the rear is a generously sized rear garden which is mainly laid to lawn with a further lawned section, open countryside views, vegetable patch, fenced and hedge boundaries, mature well established garden, greenhouse, timber shed, a beautiful arrangement of flowers, bushes and shrubs with a paved seating area.

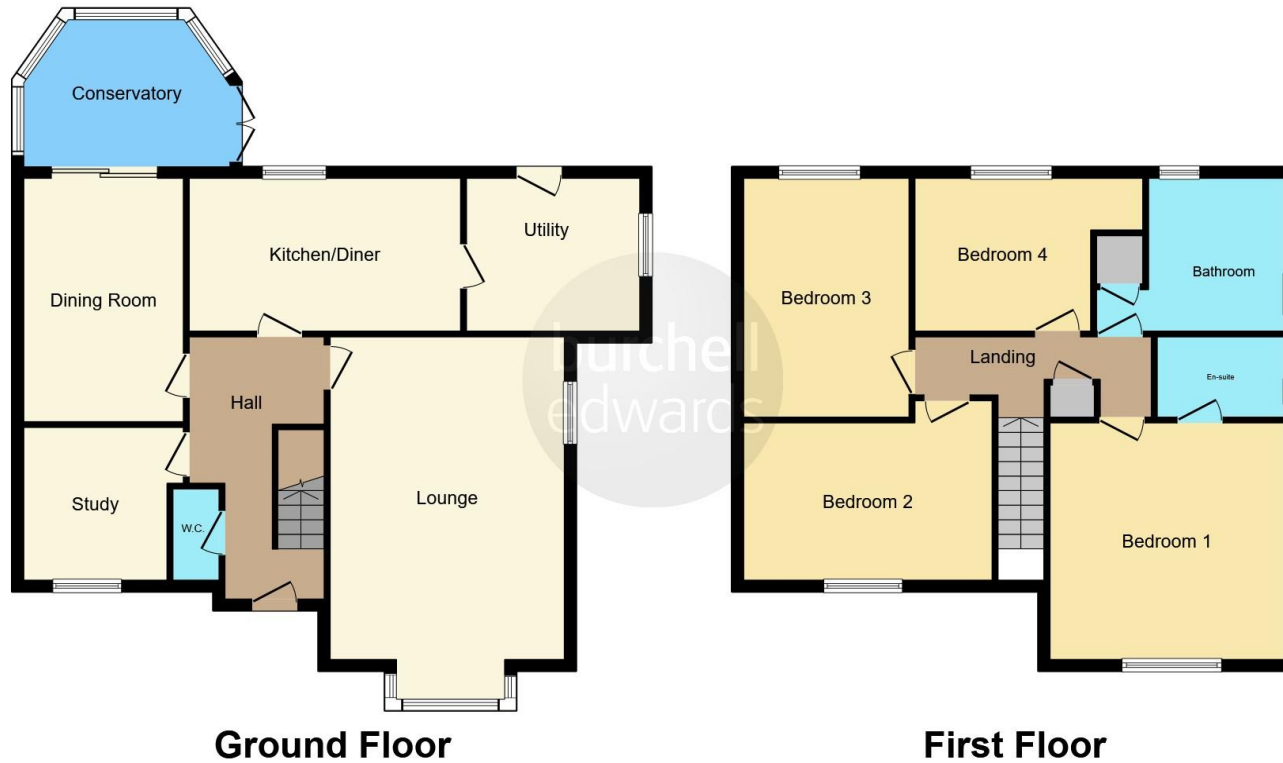
## Double Garage

18' Max x 16' 5" Max ( 5.49m Max x 5.00m Max )  
Having two up and over doors, power and lighting.









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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 01773 822622**  
**E [belper@burchelledwards.co.uk](mailto:belper@burchelledwards.co.uk)**

1-3 Bridge Street  
 BELPER DE56 1AY

**EPC Rating: Awaited**

Tenure: Freehold

**check out more properties at [burchelledwards.co.uk](http://burchelledwards.co.uk)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BEL204692 - 0001