



Highfield Road  
Kilburn Belper



## Property Description

A spacious and well-positioned end-terrace property in the sought-after village of Kilburn, offered for sale with no upward chain. The accommodation includes two generous reception rooms and a kitchen to the rear, while the first floor provides two double bedrooms and a family bathroom. A useful converted loft room, accessed via the master bedroom, offers additional versatile space. Outside, the property benefits from a brick-built outhouse, a gated courtyard, and a separate low-maintenance paved rear garden. Ideally suited to first-time buyers, this property must be viewed to be fully appreciated.

## Lounge

With an entrance door and UPVC double glazed window to the front elevation, carpet flooring, fireplace and door to;

## Dining Room

With tiled floor throughout the dining room and kitchen, beams to the ceiling, UPVC double glazed window to the rear elevation, radiator and door to the kitchen.

## Kitchen

Fitted kitchen with range of matching wall and base units, tiled splash backs and space for appliances. UPVC double glazed window and door to the rear.

## Brick Outbuilding

With power, light along with space and plumbing for a washing machine.

## First Floor Landing

With doors to;

## Bedroom One

UPVC double glazed window to the front elevation, wooden flooring and radiator. Door leading to the converted loft room.

## Bedroom Two

UPVC double glazed window, carpet and radiator,

## Bathroom

Fitted with a bath with shower over, low level WC and a pedestal hand wash basin. Tiled floor and walls. radiator and a UPVC double glazed opaque window to the rear.

## Loft Room

The loft space has been converted to create a versatile space with a velux window and carpet flooring.

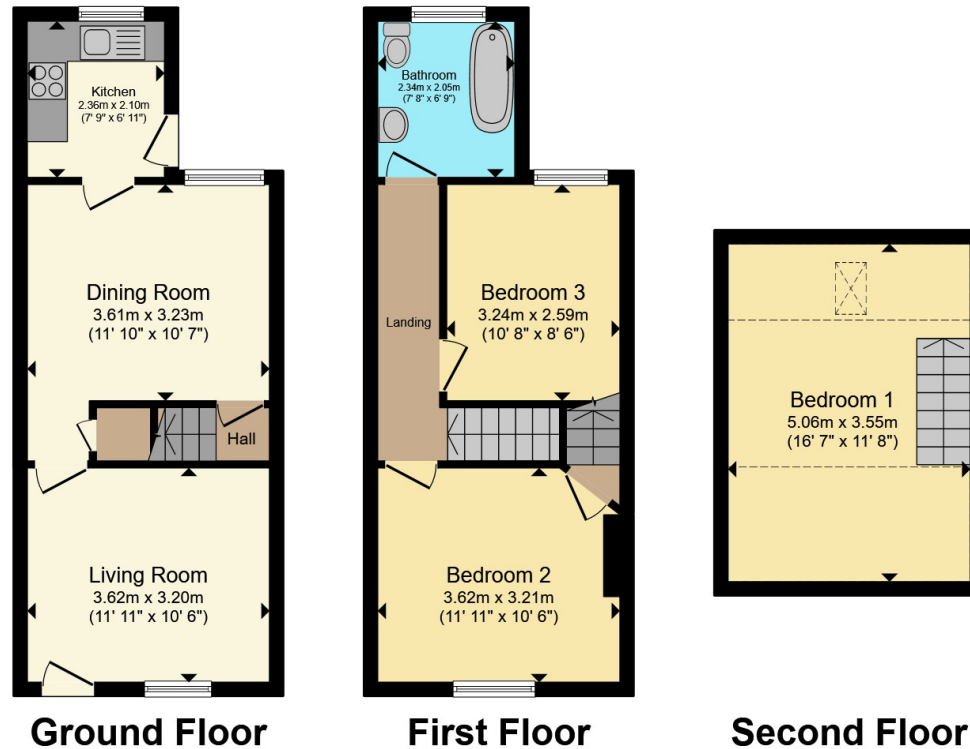
## Garden

To the rear of the property is an gated courtyard along with a paved low maintenance and enclosed garden .









Total floor area 82.3 m<sup>2</sup> (886 sq.ft.) approx

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EPC Rating: E Council Tax  
 Band: A

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Tenure: Freehold



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