Home 2 Sell

Quality Service For Less

9 Church Street

Kilburn, Belper, DE56 0LU

Fixed Asking Price £470,000

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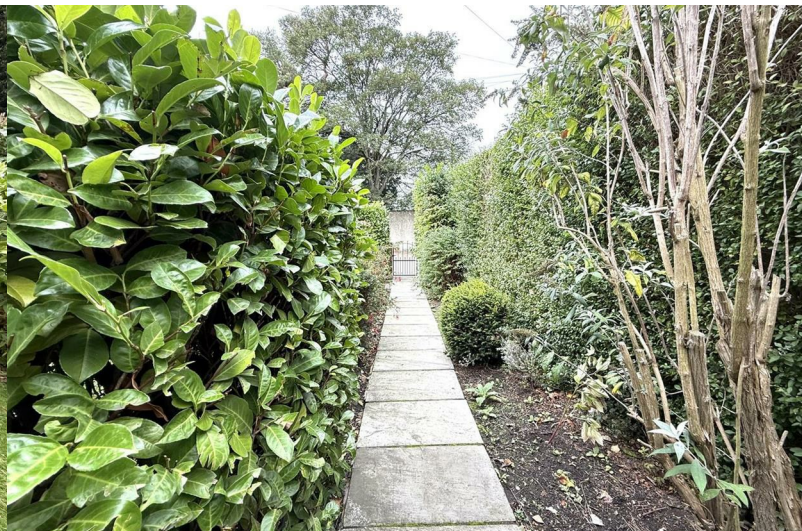


A truly rare opportunity for the discerning purchaser to acquire this very special sympathetically extended 1950's executive family home of style and character located in the popular village location of Kilburn Derbyshire. The property offers versatile and spacious living accommodation comprising in brief of; reception hall, open plan living kitchen having built in appliances, inner hallway, utility room, guest cloakroom WC, sitting room, study/playroom, generously proportioned living room, and additional storage room that provides direct access into the integral garage. To the first floor there is a beautiful landing with turned staircase and window over looking the rear garden and study area, master bedroom having en suite bathroom with spa bath and three further very well proportioned bedrooms and family shower room. Outside the property sits in its own grounds having established front garden with tarmacadam driveway providing ample off road parking. A special feature of the sale is the delightful enclosed rear garden that enjoys a most pleasant aspect having patio terrace and lawn. Log store and garden room with log burning stove. Viewing Essential.

Reception Hall
2.81m x 2.22m

The property is entered via a composite door having twin opaque panels and stained glass inserts. Original parquet floor covering, useful under stairs storage cupboard, coat hanging space, internal oak doors to the kitchen and sitting room, central heating radiator and stairs off to the first floor landing.

Open Plan Kitchen Dining Room
15'3" x 14'10" (4.66m x 4.53m)

This most impressive dining kitchen comprises of range of base, wall and matching drawer units with wood effect work surfaces over incorporating a sink drainer unit with Swan neck mixer taps and complementary tiled splashbacks. Having integrated electric fan assisted oven, integrated convection microwave oven, integrated dishwasher, gas hob with extractor canopy over. Under unit lighting, feature shelving, recessed ceiling lighting, wood grain flooring, wood panelled walls, PVCu double glazed windows to the front and rear elevations and useful storage pantry with shelving. Internal oak door leads to the rear hallway/utility room and WC.

Utilty
10'9" x 3'2" (3.28m x 0.99m)

Having a floor to ceiling utility cupboard with space and plumbing for an automatic, base cupboard with inset circular sink with chrome mixer taps and complimentary tiled splash backs. PVCu Double glazed opaque window to the rear elevation, recessed ceiling lighting, wood grain flooring, central heating radiator and PVCu door with glazed inserts to the rear garden aspect.

Guest Cloakroom WC

Having a two piece suite comprising of a concealed cistern WC with wall mounted 'push flush' and vanity unit having useful storage with complimentary tiled splashbacks. Recessed ceiling lighting, extractor fan, PVCu double glazed double glazed opaque window, central heating radiator and wood grain flooring.

Sitting Room
3.93m x 5.00m

This impressive and versatile room has feature replica 1950s full length window with attractive stained glass inserts that create a usable light and air room family room. The focal point of the room is an inset gas stove set on a raised hearth having an exposed timber lintel. Two internal oak doors provide access to the study and living room.

Study / Playroom
13'1" x 10'7" (4.00m x 3.25m)

This versatile room has PVCu double glazed French doors to the rear with PVCu double glazed windows to the sides providing high levels of natural light, wood grain effect flooring and ceiling light.

Lounge
19'9" x 14'9" (6.04m x 4.52m)

This very generously proportioned and beautifully presented living room has PVCu double glazed French doors to the rear garden aspect, PVCu double glazed window to the rear elevation, recessed ceiling lighting, television point and internal door accessing a storage room that provide direct access into the garage.

Storage Room
8'3" x 4'2" (2.53m x 1.28m)

Internal door to garage.

To the first floor landing

Having a PVCu double glazed window to the rear elevation, beautiful bespoke oak staircase and ceiling light.

Landing Study Area

Offering versatile space for a study area having PVCu double glazed window.

Master Bedroom
19'9" x 14'9" (6.03m x 4.52m)

This very generously proportioned room is a master suite benefiting from two PVCu double glazed windows to the rear elevation, two central heating radiators and range of freestanding wardrobes providing ample storage and hanging space. Ceiling light and door to en suite bathroom.

En Suite Bathroom

Having a three piece suite comprising of a corner mounted WC, large vanity unit with inset sink, mixer taps and complimentary tiled splashback's. Large whirlpool spa bath with shower attachment over, complementary glass shower screen, recessed ceiling lights, part wall tiling, chrome heated towel rail and skylight.

Bedroom Two

9'10" x 14'10" (3.02m x 4.53m)

With PVCu double glazed windows to the rear and side elevations, central heating radiator, wood grain effect laminate floor covering, space for wardrobes and useful built storage cupboard.

Bedroom Three

12'9" x 10'8" (3.90m x 3.27m)

With PVCu double glazed window to the rear elevation, central heating radiator, wood effect laminate flooring and ceiling light.

Bedroom Four

11'6" x 6'2" (3.52m x 1.88m)

Having a PVCu double glazed window to the front elevation, central heating radiator, laminate flooring and ceiling light.

Luxury Shower Room

Having a modern three piece suite comprising of a close couple WC, wall mounted hand wash basin and large shower enclosure with mains fed shower and attachment over with complementary glass shower screen. Complimentary wall and floor tiling, chrome heated towel rail, recessed ceiling lighting and extractor fan, PVCu double glazed opaque window and useful storage cupboard.

Outside

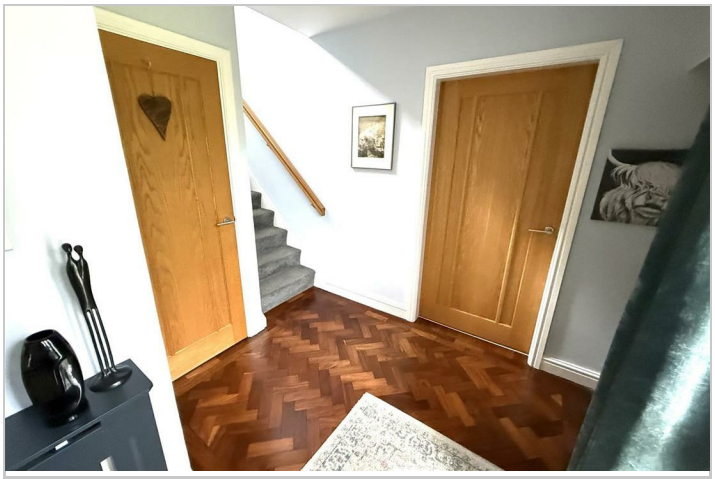
To the front of the property is a mature and established garden which is mainly laid to lawn with mature boundary hedgerow that provides a good degree of privacy. A paved pathway leads to the side elevation with stocked borders and gated access to the rear garden. To the side a tarmacadam driveway provides parking for 3/4 vehicles and provides direct access into a one and a half car garage with up and over door, light and power.
A special feature of the sale is the delightful rear garden which has a patio area making an ideal space for entertaining and el fresco dining. Giving way to a lawn with paved pathway, log store and conifer screening to the rear elevation providing high levels of privacy and security. An attractive garden room with log burner provides a very usable space and could be utilised for different uses including home office, gym, outside bar etc.
External lighting, fencing to the side elevation with gated access, outside tap and stocked flowerbeds and borders .

Garage

Having up and over door.

Garden Room

Having a garden room making a perfect space for entertaining.

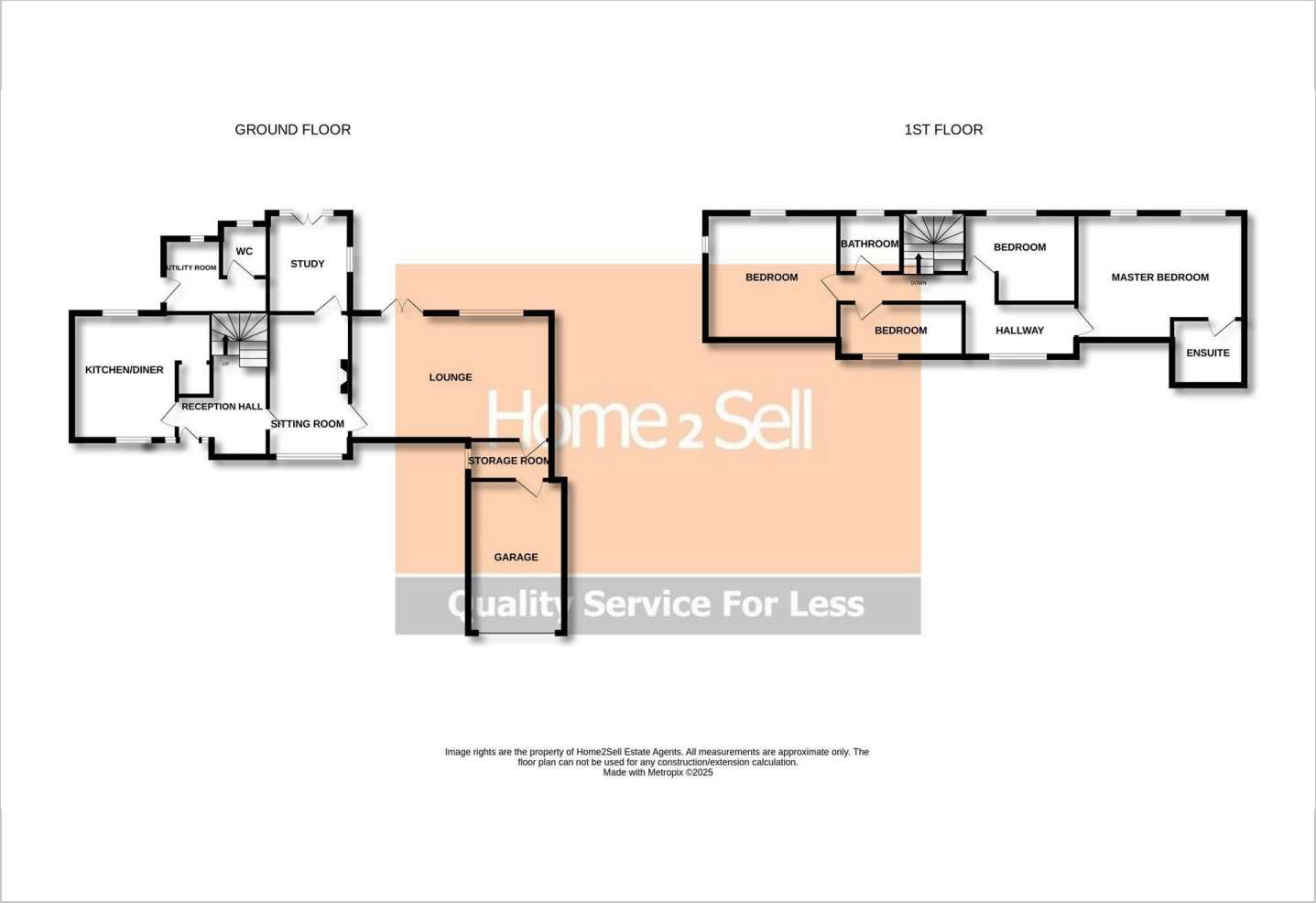


Road Map

Hybrid Map

Terrain Map

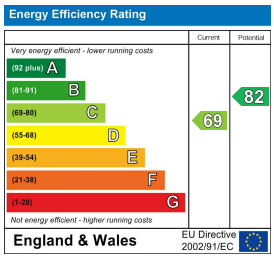
Floor Plan



Viewing

Please contact our Belper Lettings Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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