



Sitwell Drive
Kilburn Belper



Property Description

Located on the edge of Kilburn within walking distance of the primary school and nursery and close by to convenient bus routes. The property itself benefits from a block-paved driveway for multiple vehicles and lawned garden to the front. To the rear is a East facing garden which is mostly laid to lawn with a shed and patio area. Internally the property comprises of an entrance hallway leading through to the open plan lounge/diner, conservatory and kitchen. Upstairs the landing provides access to three bedrooms and the family bathroom.

Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

5' 2" x 3' 7" (1.57m x 1.09m)

UPVC front door, wall-mounted radiator.

Lounge/Diner

22' 9" Plus Bay x 12' 9" L Shape - MAX (6.93m Plus Bay x 3.89m L Shape - MAX)

Wood floor, double glazed bay window to the front elevation, electric fireplace, wall-mounted radiator and double glazed sliding doors to conservatory.

Conservatory

8' x 8' 2" (2.44m x 2.49m)

Double glazed window to the rear elevations, double glazed sliding doors to the side elevation, wall-mounted radiator, wood flooring.

Kitchen

11' 7" x 7' 5" (3.53m x 2.26m)

Tiled floor, double glazed window to the rear elevation, UPVC door to the side elevation leading to the garden. Wall and base mounted units with integrated oven, four ring gas hob and extractor over.

Landing

Double glazed window to the side elevation, wall-mounted radiator and access to the loft (fully boarded with integrated ladder).

Bathroom

5' 5" x 8' 2" (1.65m x 2.49m)

Obscure double glazed window to the rear elevation, wall-mounted radiator, W/C, bath and hand-wash basin.

Bedroom One

10' 11" x 10' 8" MAX (3.33m x 3.25m MAX)

Airing cupboard with combination boiler (approx. 12 years old). Double glazed window to the rear elevation, wall-mounted radiator, carpeted flooring.

Bedroom Two

11' 3" x 8' 8" Plus Recess (3.43m x 2.64m Plus Recess)

Double glazed window to the front elevation, wall-mounted radiator, carpeted flooring.

Bedroom Three

7' 11" x 7' 9" Including Wardrobe (2.41m x 2.36m Including Wardrobe)

Built in wardrobe. Double glazed window to the front elevation, wall-mounted radiator, carpeted 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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directions to this property:

From Belper: Follow A609 for 2.5 miles, at the roundabout take the 1st exit onto Highfield Road, follow the first right onto Dale Park Avenue, take fourth right onto Sitwell Drive.

From Derby: Take the A61 Northbound until you reach Little Eaton Island roundabout, at the roundabout take the fourth exit onto A38 and follow for 2.6 miles, take the B6179 exit towards "Kilburn/Belper/A609", use the right lane to take the slip road to Derby Road/B6179 for 3.4 miles, turn right onto Bywell Lane/A609 and continue for 0.3 miles, at the roundabout take the first exit onto Highfield Road, follow the first right onto Dale Park Avenue, take fourth right onto Sitwell Drive.

EPC Rating: D Council Tax Band: A



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.

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