



Chapel Street  
Kilburn Belper





# Chapel Street Kilburn Belper DE56 0NR

for sale  
**£160,000**



## Property Description

This attractive mid-terrace property offers well-proportioned accommodation and character features throughout, making it an ideal purchase for first-time buyers, young families or investors.

The accommodation opens directly into a welcoming front dining room, providing an excellent space for family dining or entertaining. This leads through to a comfortable lounge, positioned centrally within the home, offering a cosy living space. To the rear is a fitted kitchen, with access out to the garden.

To the first floor are two good-sized bedrooms, both well-proportioned, along with a family bathroom. A staircase leads to the second floor loft room, a versatile space suitable for a home office, hobby room or occasional guest room (subject to any relevant regulations).

Outside, the property benefits from a large rear garden, offering excellent outdoor space rarely found with homes of this style and ideal for summer use, gardening or future landscaping.

Situated in the heart of Kilburn, the property is conveniently located for local amenities, schools and transport links, with easy access to Belper, Derby and surrounding areas.

## Dining Room

Accessed via a door to the front elevation, having central heating radiator, a window to the front. and door leading to:

## Living Room

Having fireplace, central heating radiator, door to stairs and door leading to:

## Kitchen

Having a range of matching wall and base units with work surfaces over incorporating a stainless steel sink/ drainer unit with chrome mixer tap over. There is an integrated oven with hob and extractor hood over, space for fridge and washing machine, a central heating radiator, central heating boiler and double opening doors to the rear elevation, leading to the garden.

## Bedroom One

Having central heating radiator and window to the front elevation.

## Bedroom Two

Having central heating radiator and window to the rear elevation.

## Loft Room

Having roof light window to the rear elevation.

## Outside

To the front of the property is a brick boundary wall and side access to the rear garden. The rear garden is a particular selling feature of the property, being generous in size and laid mainly to lawn with a paved patio area.

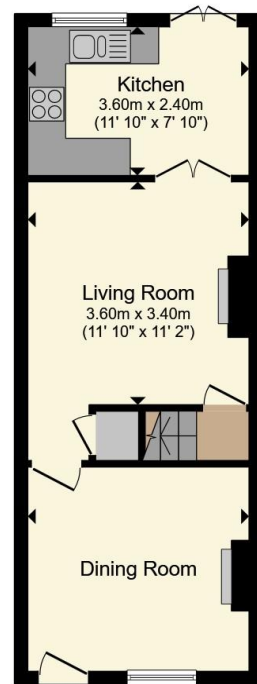




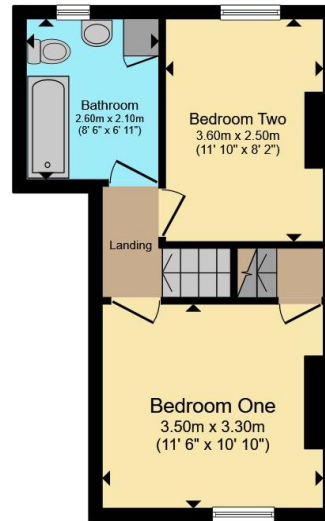




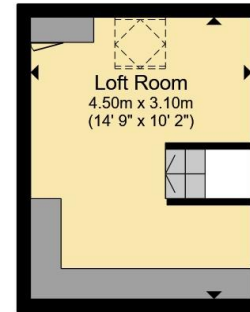




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 83.1 m<sup>2</sup> (895 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
Band: A

Tenure: Freehold

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