



### 3 Bed Bungalow - Detached

5a Killis Lane, Kilburn, Belper DE56 0LS  
Offers Around £349,950 Freehold

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- Highly Appealing Detached Dormer Bungalow
- Countryside Views to the Front & Rear
- Lounge/Dining Room with Conservatory
- Downstairs Bedroom Three/Study/Dining Room
- Fitted Kitchen with Built-In Appliances
- Two First Floor Bedrooms with Fitted Wardrobes
- Ground Floor Fitted Bathroom with Shower
- Private Garden Laid to Lawn with Patio
- Driveway for Two/Three Cars & Good Size Garage
- Efficient Home - Benefits From Solar Panels & Heat Pump

COUNTRYSIDE VIEWS - This highly appealing three bedroom detached dormer bungalow offers a delightful blend of comfort and countryside living - Ideal choice for families or people wanting to downsize.

#### The Location

The historic village of Holbrook boasts two village inns, reputable primary school, church and shop. It is highly convenient for local villages including Little Eaton (1 mile) and Duffield (2 miles), both providing a wide range of amenities and recreational facilities including bowling, squash, tennis, football, cricket and golf.

The City of Derby lies approximately 5 miles to the south and the thriving market town of Belper is approximately 3 miles to the north both offering a more comprehensive range of amenities. Excellent transport links are close by including the A38 leading to the M1 motorway. Local recreational facilities nearby include four noted golf courses at Duffield (Chevin), Breadsall Priory, Horsley Lodge and Morley Hayes.

For those who enjoy leisure pursuits, the village of Holbrook is situated on the doorstep of the beautiful Derbyshire countryside which provides some delightful scenery and walks.

#### Accommodation

##### Entrance Hall

10'4" x 3'4" (3.15 x 1.03)

With double glazed entrance door with side double glazed window, laminated flooring, radiator and staircase leading to first floor.

## Lounge/Dining Room

24'0" x 12'0" (7.32 x 3.66)

With chimney breast with feature electric fire, far-reaching views to front, two radiators, internal glazed door giving access to conservatory, coving to ceiling, double glazed window to front with fitted blind and internal glazed door.



## Conservatory

9'9" x 5'3" (2.99 x 1.61)

With rear and side access door, windows and enjoys views across the private garden.



### Dining Room/Bedroom Three/Study

10'9" x 7'10" (3.29 x 2.40)

With radiator, coving to ceiling, far-reaching views to front, double glazed window and internal panelled door.



### Kitchen

10'10" x 9'4" (3.32 x 2.87)

With one and a half sink unit with mixer tap, wall and base fitted units with matching worktops, built-in electric hob with extractor hood over, built-in double electric fan assisted oven, plumbing for automatic washing machine, integrated fridge, integrated freezer, radiator, tiled flooring, coving to ceiling, double glazed side access door, double glazed window with fitted blind overlooking private rear garden and internal panelled door.



## Bathroom

7'0" x 6'6" (2.14 x 2.00)

With bath with electric shower over with shower screen door, pedestal wash handbasin, low level WC, tiled splashbacks, radiator, coving to ceiling, built-in storage cupboard with shelving, extractor fan, double glazed window to side with fitted blind and internal panelled door.



## First Floor Landing

5'7" x 2'11" (1.72 x 0.91)

With built-in storage cupboard and access to roof space.

## Bedroom One

13'0" x 12'4" (3.98 x 3.76)

With fitted wardrobes, storage into eaves, access to roof space, radiator, good views to rear, double glazed window and internal door panelled door.



## Bedroom Two

11'3" x 8'1" (3.43 x 2.47)

With radiator, open views to front, fitted wardrobes and double glazed window.



### Front Garden

The property is set back behind a well-stocked fore-garden with shrubs, trees, lawned area, gravel beds and pathway leading to the entrance door.



### Rear Garden

To the rear of the property is a private, enclosed rear garden laid to lawn with paved patio, flower beds and further patio areas towards the top of the garden.



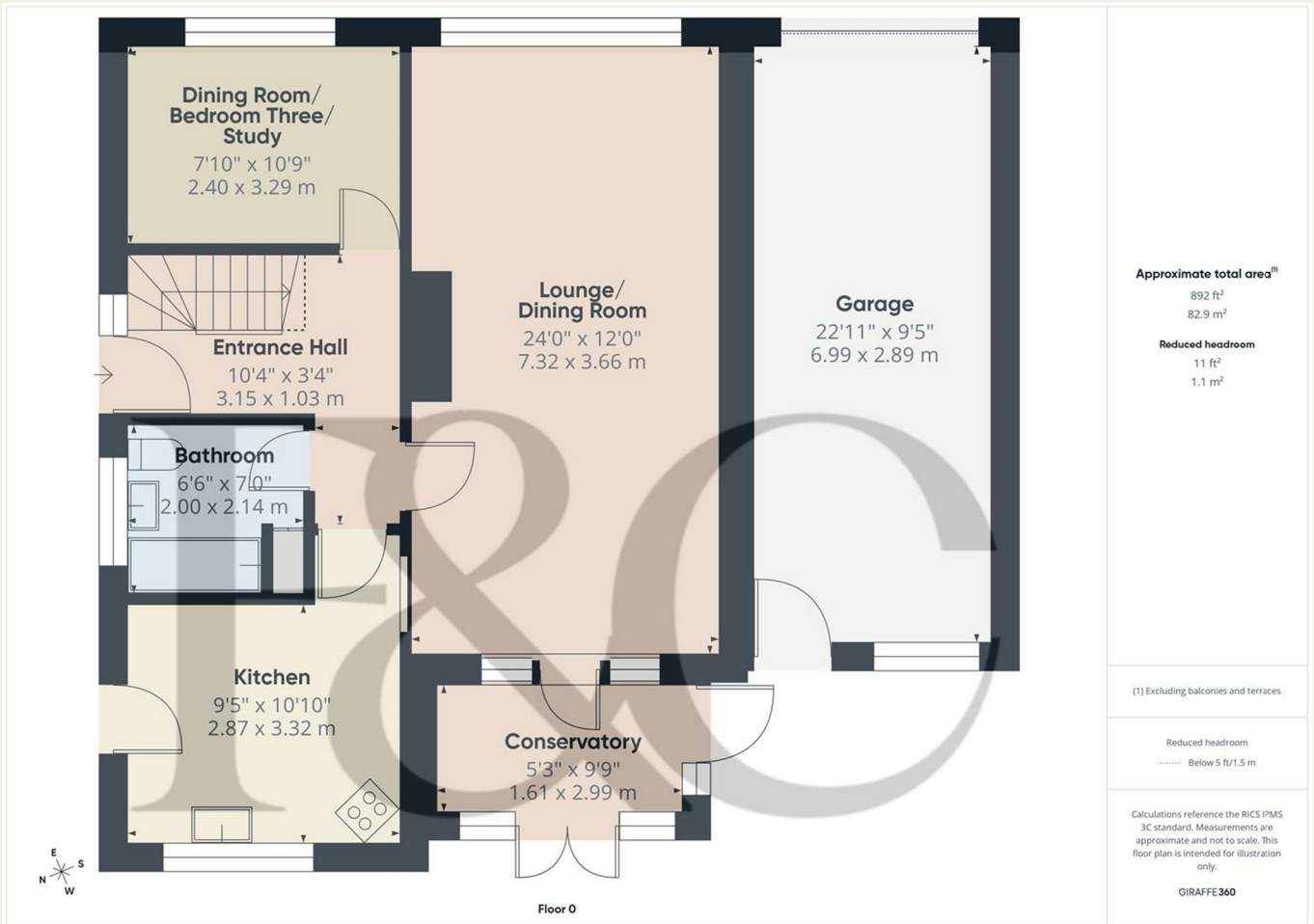
### Driveway

A tarmac driveway provides off-road car parking for 2/3 cars.

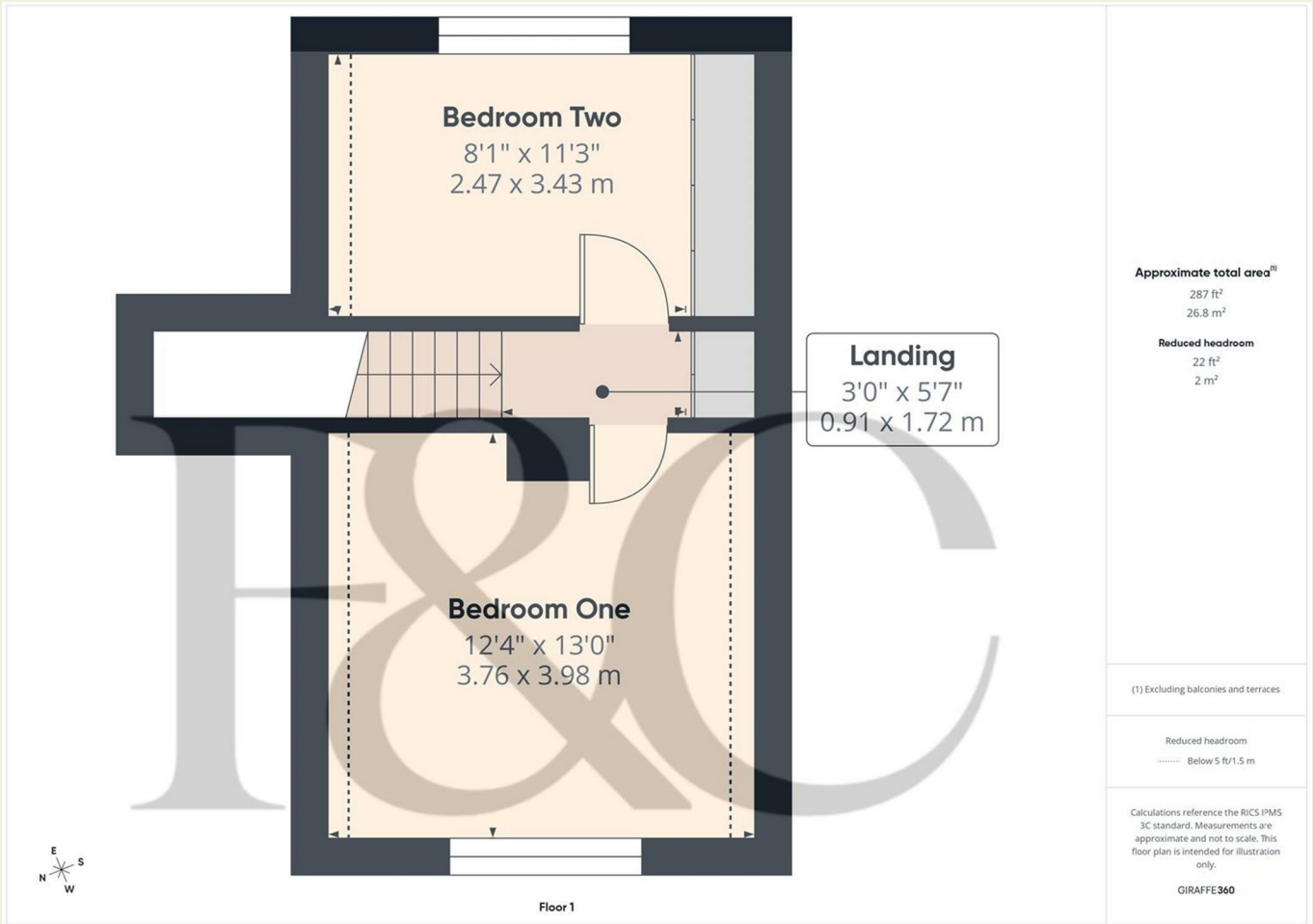
### Garage

22'11" x 9'5" (6.99 x 2.89)

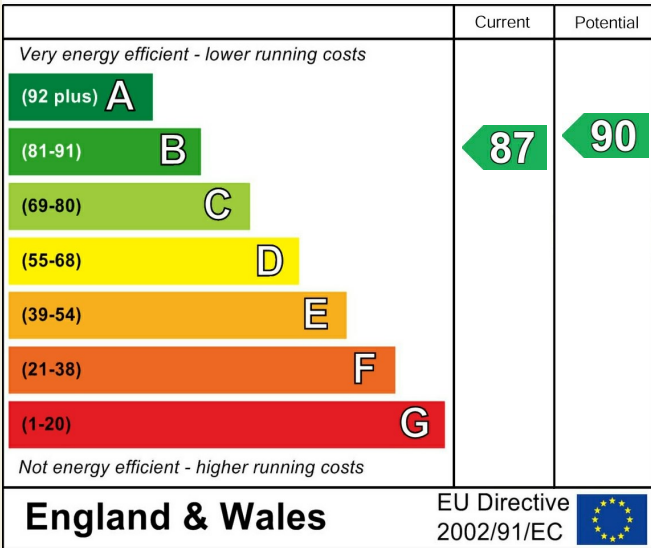
With power and lighting, high efficiency boiler, rear window and rear door.



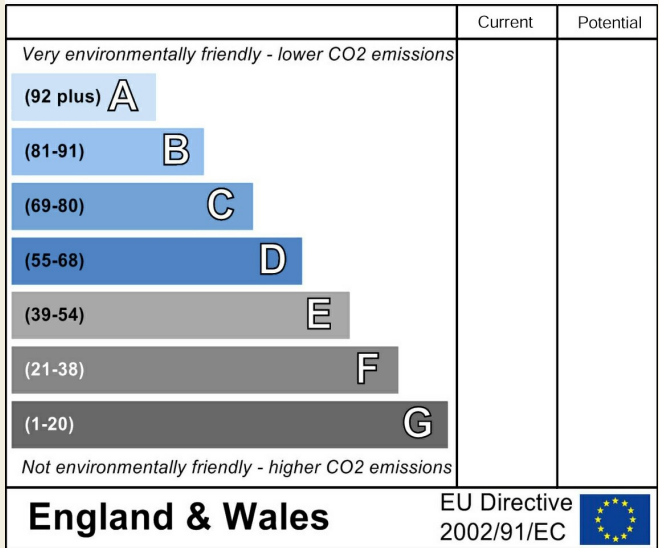
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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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