

Home 2 Sell

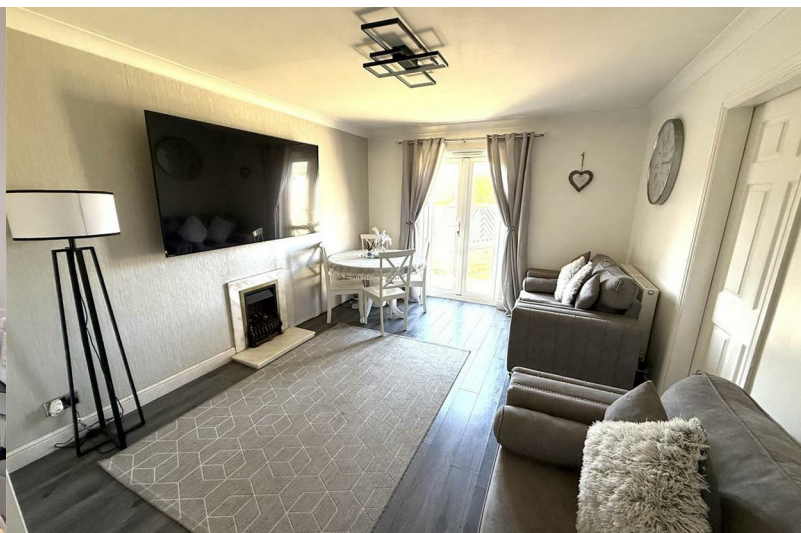
Quality Service For Less



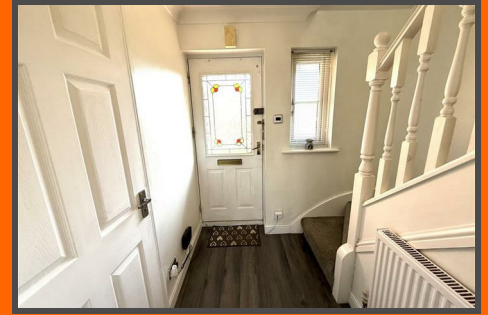
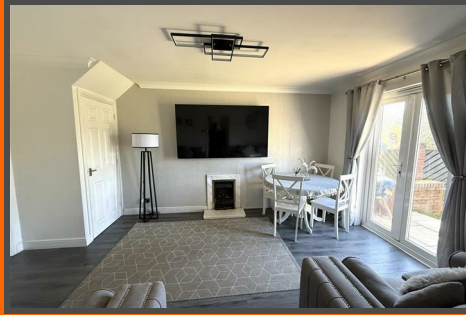
1 Hilltop Lane

Kilburn, Belper, DE56 0LG

Guide Price £200,000



Occupying a much sought after semi rural and highly convenient location is this three bedroomed detached residence, which represents an excellent opportunity for the discerning purchaser looking to acquire an easy to manage well presented family home. The property has the benefit of gas central heating and sealed unit PVCu double glazing. A recommended internal inspection will reveal, entrance hall with stairs to first floor, guest cloakroom WC, lounge through diner with feature fireplace, well appointed fitted kitchen with built in appliances. The first floor landing leads to three well proportioned bedrooms and a luxury family bathroom having a four piece suite. Outside is an integral single garage with up and over door, tarmac driveway providing off road parking and to the rear a delightful rear garden. NO CHAIN INVOLVED.



Entrance Hall

The property is entered via a composite door with glazed inserts, central heating radiator, PVCu double glazed window to the front elevation, laminate wood grain effect flooring, ceiling light and stairs off to the first floor landing.

Guest Cloakroom WC

Having a modern two piece suite comprising of a close couple WC and a pedestal hand wash basin. Having complimentary wall panelling, central heating radiator and a PVCu double glazed opaque window to the front elevation.

Lounge Dining Room

15'7" x 11'0" (4.76m x 3.37m)

Having PVCu double glazed doors to the rear garden aspect, gas coal effect living flame fire with marble hearth and back drop surround, television point, useful storage cupboard, wood grain effect flooring and ceiling light.

Fitted Kitchen

15'2" x 7'7" (4.63m x 2.33m)

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with contrasting work surfaces over incorporating a sink drainer unit with Swan neck mixer tap, integrated five ring gas hob with stainless steel extractor canopy over, integrated electric double oven, space for a dishwasher and space and plumbing for an automatic washing machine. Integrated fridge and integrated freezer, ceramic tiled flooring and a PVCu double glazed window to the front elevation. Door to the side access with opaque glazed insert and two ceiling lights.

To the first floor landing

Having a PVCu double glazed window to the side elevation, central heating radiator and access to the loft void.

Master Bedroom

9'3" red 7'7" red 4'3" x 19'9" max (2.82m red 2.33m red 1.32m x 6.03m max)

This generously proportioned room has a PVCu double glazed window to the front elevation, central heating radiator and recessed ceiling lighting.

Bedroom Two

8'8" x 11'5" (2.66m x 3.48m)

Having a PVCu double glazed window to the rear elevation enjoying a fine aspect and view, central heating radiator and recessed ceiling lighting.

Bedroom Three

7'8" x 8'9" (2.35m x 2.67m)

Having a PVCu double glazed window to the rear elevation enjoying a fine aspect and view, central heating radiator and recessed ceiling lighting.

Family Bathroom

Having a luxury four piece suite comprising of a close couple WC, vanity hand wash basin, bath with panelled side and a shower enclosure having a thermostatically controlled shower having rain head and hand held attachment. Having porcelain floor and wall tiling, recessed ceiling lighting and ladder style heated towel rail. PVCu double glazed opaque window to the front elevation and extractor fan. Useful storage cupboard.

Outside

To the front of the property there is a tarmac driveway providing off road parking and leading to a single semi-integral garage with up and over door. To the front of the property, there is a paved path leading to entrance having a storm porch with adjacent lawn. To the rear there is a paved patio area with lawn.

Area

Kilburn is a popular village within easy reach of Belper, Ripley, Derby and the A38, M1 and A6. The village offers amenities such as primary schools, village pubs and secondary schooling is within walking distance.

Directional Note

From the Belper Branch of Home2sell turn left onto New Road, continue through the traffic lights and past The Market Place, which becomes High Street and then Spencer Road, turning right at the mini-roundabout onto Short Street and left at the next mini-roundabout onto Kilbourne Road. Follow this road out of Belper towards Kilburn and take a left-hand turn before the bridge onto Hilltop Lane the property will be found on the left-hand side clearly identified by our distinctive 'For Sale' sign.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

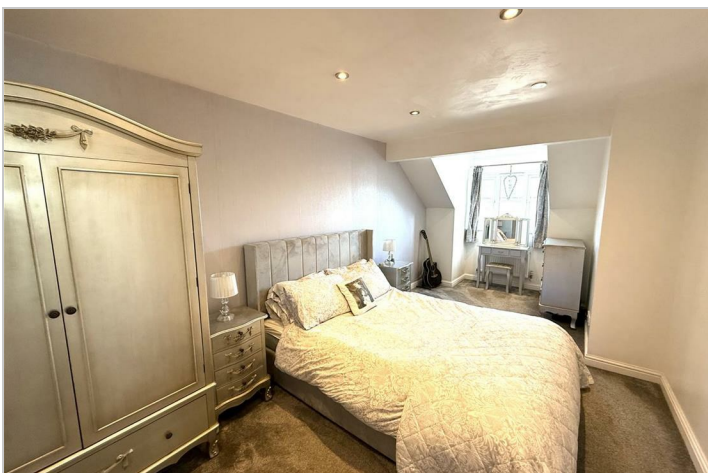
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers'

obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Road Map



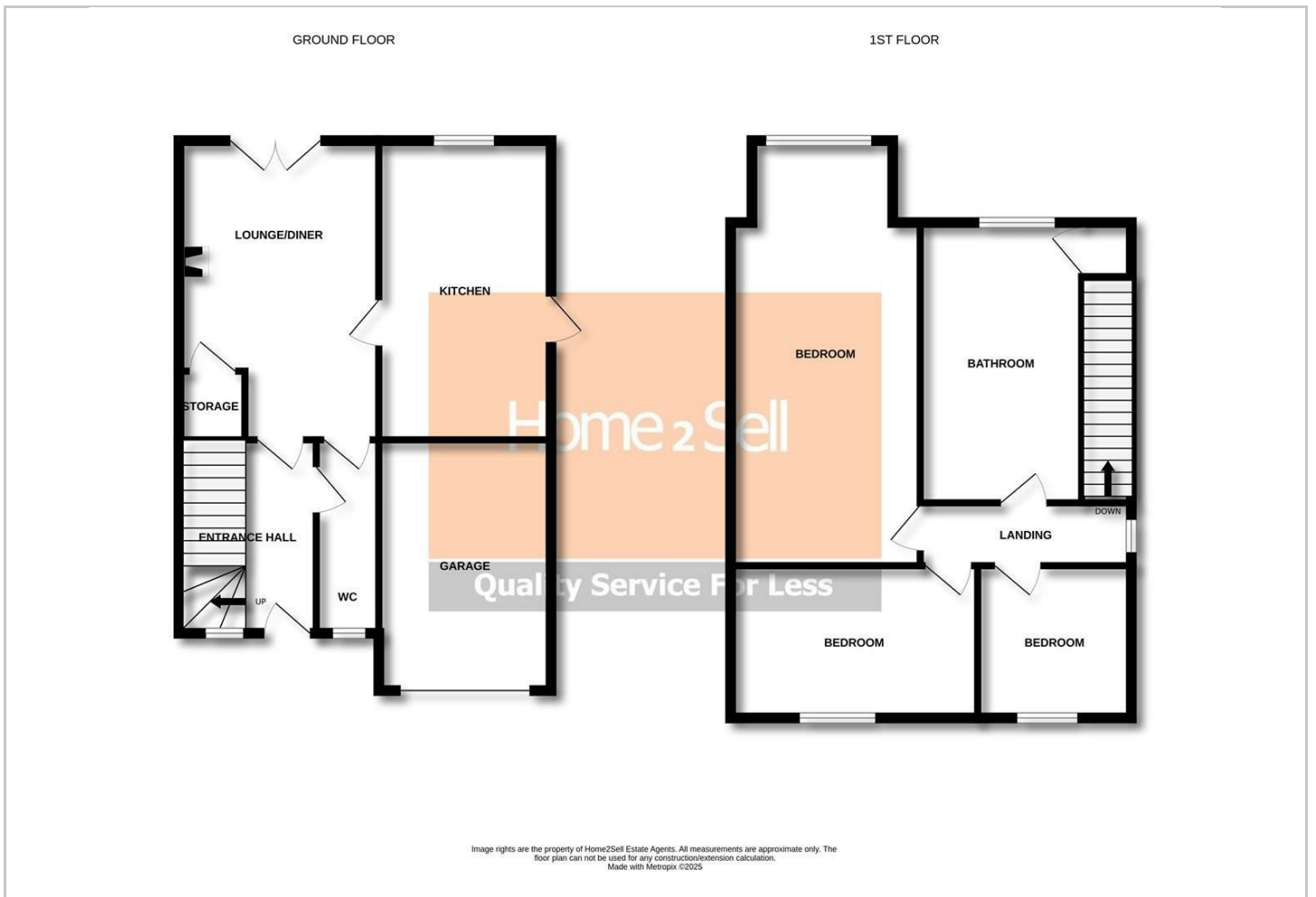
Hybrid Map



Terrain Map



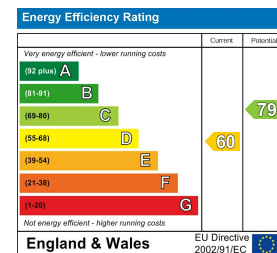
Floor Plan



Viewing

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

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.