



11 St. Johns Drive, Kilburn, Belper, Derbyshire, DE56 0JN

£259,950



**** OPEN DAY SATURDAY 27th JUNE 11am - 12pm **** Offered with vacant possession/ no chain. A newly modernised open plan and extended three bedroom semi-detached family home, situated in a pleasant cul de sac location. Having an enclosed garden and driveway providing ample car parking. Viewing is strongly recommended.



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Situated in the popular residential village of Kilburn. A newly modernised three bedroom semi detached property offers modern open plan accommodation briefly comprising an entrance hall with staircase leading to the first floor, open plan lounge/ diner with patio doors to the rear. A brand new fitted breakfast kitchen, with a side extension creating a utility room and a guest WC. To the first floor are three bedrooms and a bathroom.

Externally, there is a newly laid block paved driveway to the side. The generous rear garden is mainly laid to lawn with a patio, newly installed fence and hedge borders.

Kilburn is a highly desirable residential location which boasts a wealth of local facilities and benefits from being within easy reach of the market town of Belper. The property is perfectly positioned for ease of access into Belper and the A38 giving onward travel to the M1 corridor.

ACCOMMODATION

Enter the property through a UPVC entrance door into:

ENTRANCE HALL

With staircase leading to the first floor, radiator, electrical installation and a half glazed oak door opens into :

LOUNGE DINER

13'4 x 23' (maximum measurement (4.06m x 7.01m (maximum measurement)

A light and spacious room with a double glazed window overlooking the front elevation, two radiators and UPVC French doors open onto the garden. Open into :

KITCHEN

10'8" x 7'3" (3.25m x 2.21m)

Newly appointed with a quality range of shaker style base cupboards, drawers and eye level units with wood block effect work surface over incorporating an acrylic sink drainer with mixer taps and upstand, extending to a breakfast bar. Integrated AEG electric oven, combination microwave oven, induction hob, glazed splash back, extractor hood, dishwasher and fridge freezer. There is Karndean flooring, UPVC double glazed window to the rear inset spot lights and a half glazed oak door opens into :

UTILITY ROOM

6'3" x 9'7 (1.91m x 2.92m)

Fitted with a matching base cupboard and larder units with wood block effect work surface over, window to the side elevation, radiator plumbing for a washing machine and space for a tumble dryer. A UPVC entrance door opens to the rear.

GUEST WC

" (")

Appointed with a low level WC and wall

mounted wash hand basin, UPVC double glazed window and radiator.

TO THE FIRST FLOOR

LANDING

With access to loft.

BEDROOM ONE

11' x 10'5" max (3.35m x 3.18m max)

With double glazed window to the front elevation and radiator.

BEDROOM TWO

10'5" x 10'10" (3.18m x 3.30m)

With double glazed window overlooking the rear garden and views beyond, radiator, a built-in wardrobe and cupboard housing the Baxi boiler.

BEDROOM THREE

7'7" x 7'7" (2.31m x 2.31m)

With double glazed window to the front elevation, radiator and storage cupboard.

BATHROOM

6'6" x 5'4" (1.98m x 1.63m)

Appointed with a three piece white suite comprising a panelled bath with a thermostatic shower over, vanity wash hand basin and a low flush WC, heated towel radiator, illuminated mirror, inset spot lights and a UPVC double glazed window to the rear elevation.

OUTSIDE

Externally, there is a newly laid tarmac driveway to the front, extending to a tandem block paved driveway continuing to the side, providing ample off street parking. The generous rear garden is mainly laid to lawn with a sunny patio and a newly erected boundary fence.

PLEASE NOTE

A right of way exists across the front of the driveway accessing the two new build bungalows.

COUNCIL TAX BAND B

FREEHOLD



Road Map



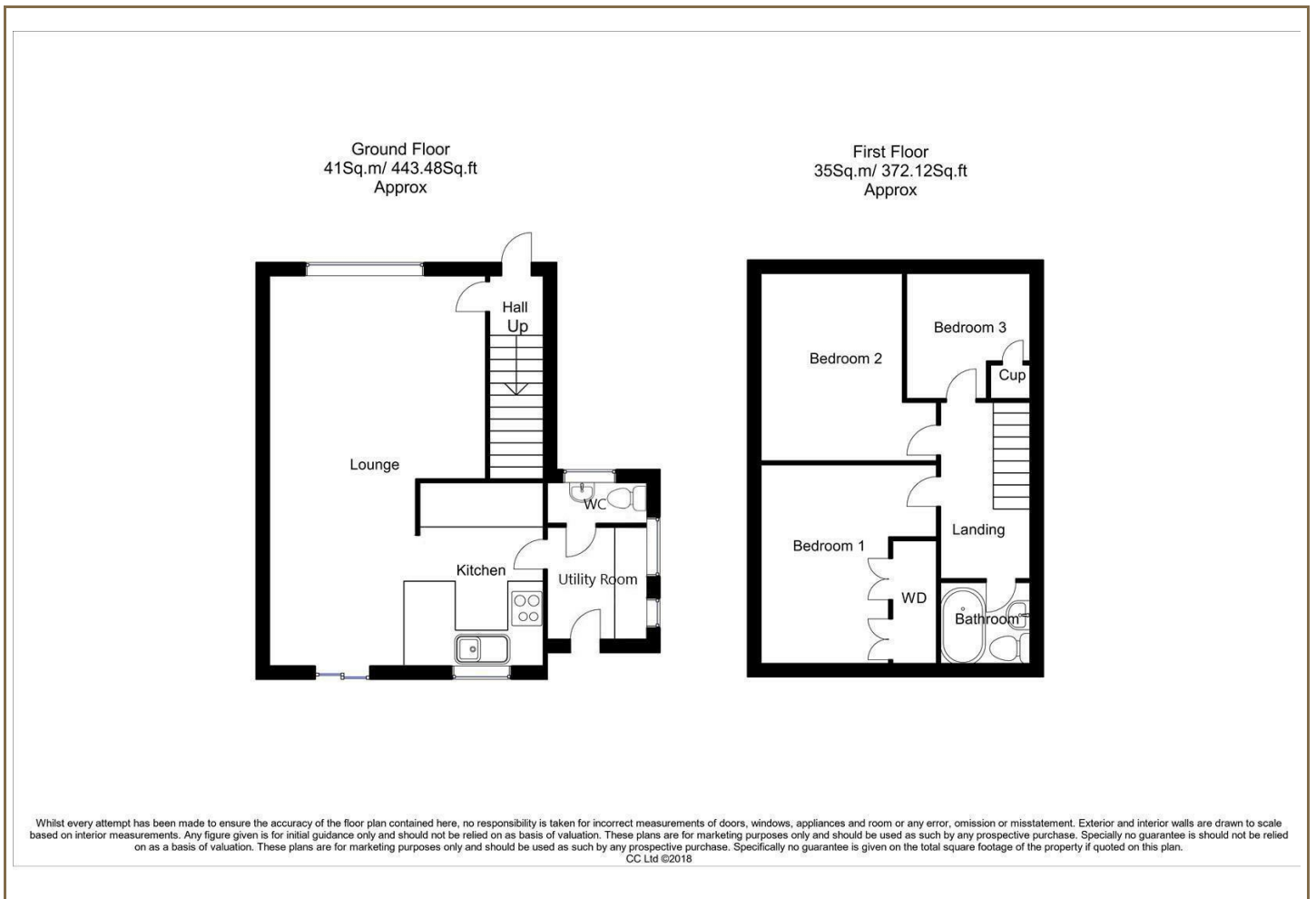
Hybrid Map



Terrain Map



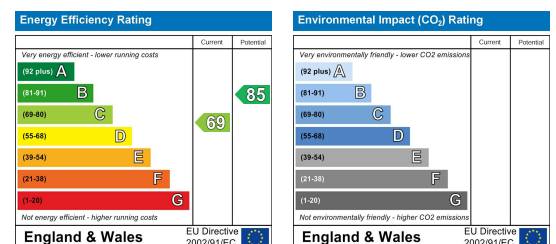
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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