

# Fletcher & Company

24 Hawthorne Close, Kilburn, Belper, DE56 0LJ

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£210,000

Freehold

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- A Well Presented Modern House In A Desirable Cul De Sac Location
- Entrance Porch And Lounge/Dining Room With Fireplace
- Fitted Kitchen Opening To A Rear Conservatory/Sun Room
- Two Well Proportioned Bedrooms
- Bathroom With Three Piece Suite
- Modern Combination Boiler And UPVc Double Glazing
- Driveway For Two Cars
- Delightful South Facing Enclosed Garden And Patio
- Easy Access To Belper, Ripley And Connection To The A38 And M1
- An Ideal Purchase For First Time Buyers





## Summary

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Located in the charming cul-de-sac of Hawthorne Close in Kilburn, Belper, this beautifully appointed semi-detached townhouse offers a perfect blend of modern living and homely comfort.

Upon entering, you are welcomed by an entrance porch that leads into a spacious lounge/dining area, creating a warm and inviting atmosphere. The fitted kitchen seamlessly connecting to a lovely conservatory/sun room, which floods the space with natural light and provides a perfect space for dining or entertaining.

The property boasts two generously sized bedrooms and a well-appointed bathroom to the first floor.

Outside, the property offers a driveway with parking for two vehicles, a valuable feature in this sought-after area.

The south-facing, enclosed rear garden with patio and lawn is a true highlight, providing a delightful outdoor space to entertain or play.

The house is conveniently located for access to Belper, Ripley, Derby and connection with the A38 and M1. A rail service provides access to London St Pancras and other major cities. The Peak District is a reasonable drive away.

This charming townhouse is an excellent opportunity for first-time buyers, small families, or those looking to downsize, combining comfort, convenience, and a lovely community atmosphere. Don't miss the chance to make this delightful property your new home.

# F&C

## The Location

Kilburn offers a good range of local amenities including a village Infants and Junior school, John Flamsteed secondary school, a shops, pub and sports facilities. There is a regular bus service and easy access to Derby, Belper, Heanor and Ripley.

Also within easy reach is a good range of quality golf courses including Morley Hayes, Horsley Lodge and Breadsall Priory which provide leisure facilities, restaurants and bars.

The property is conveniently located close to good transport links, most notably the A38, A6, M1 and A52 and local railway links provide swift access to London St Pancras and other major cities.

## Accommodation

### Ground Floor

#### Entrance Porch

3'4" x 2'10" (1.04 x 0.88)

Having a hardwood door providing access with leaded glass insert, a wood grain effect laminate floor and a UPVC double glazed window to the side. A door leads to the lounge/dining room.

#### Lounge/Dining Room

17'1" x 11'9" (5.22 x 3.59)

Having a feature, light oak fireplace with granite hearth housing a living flame gas fire. There is a plate rack, a central heating radiator, an understairs cupboard providing excellent storage space and stairs lead off to the first floor. A door leads to the kitchen.



## Kitchen

11'8" x 6'8" (3.58 x 2.04)

Comprehensively fitted with a range of modern base cupboards, drawers and eye level units with a complementary roll top work surface over incorporating a circular stainless steel sink drainer unit with mixer tap. There is an integrated electric oven, gas hob and extractor fan with light. Having space for a fridge freezer, plumbing for an automatic washing machine and space for a tumble dryer. There is tiling to all splashback areas, a tile effect vinyl floor, a wall mounted boiler (serving domestic hot water and central heating system), inset spotlighting and a central heating radiator. Double glazed patio doors provide access to the rear sun lounge/conservatory.



### **Sun Lounge/Conservatory**

10'8" x 7'10" (3.26 x 2.40)

Having a brick built base with UPVC double glazed windows and UPVC double glazed French doors provide access to the rear garden. This room is currently used as a playroom/dining room.



### **First Floor Landing**

5'2" x 3'0" (1.59 x 0.93)

Having access to the roof space.

### Bedroom One

11'10" x 9'7" (3.63 x 2.94)

With a central heating radiator and a UPVC double glazed window overlooking the rear garden.



### Bedroom Two

11'9" x 8'9" (3.60 x 2.68)

A double bedroom with central heating radiator and UPVC double glazed window to the front elevation. An over stairs cupboard provides excellent storage space.



## Bathroom

6'7" x 5'6" (2.03 x 1.68)

Appointed with a three piece, modern, white suite comprising a panelled bath with electric shower over, a pedestal wash handbasin and a low flush WC. There is complementary tiling to all splashback areas, a contemporary radiator and a UPVC double glazed window to the side elevation with frosted glass.

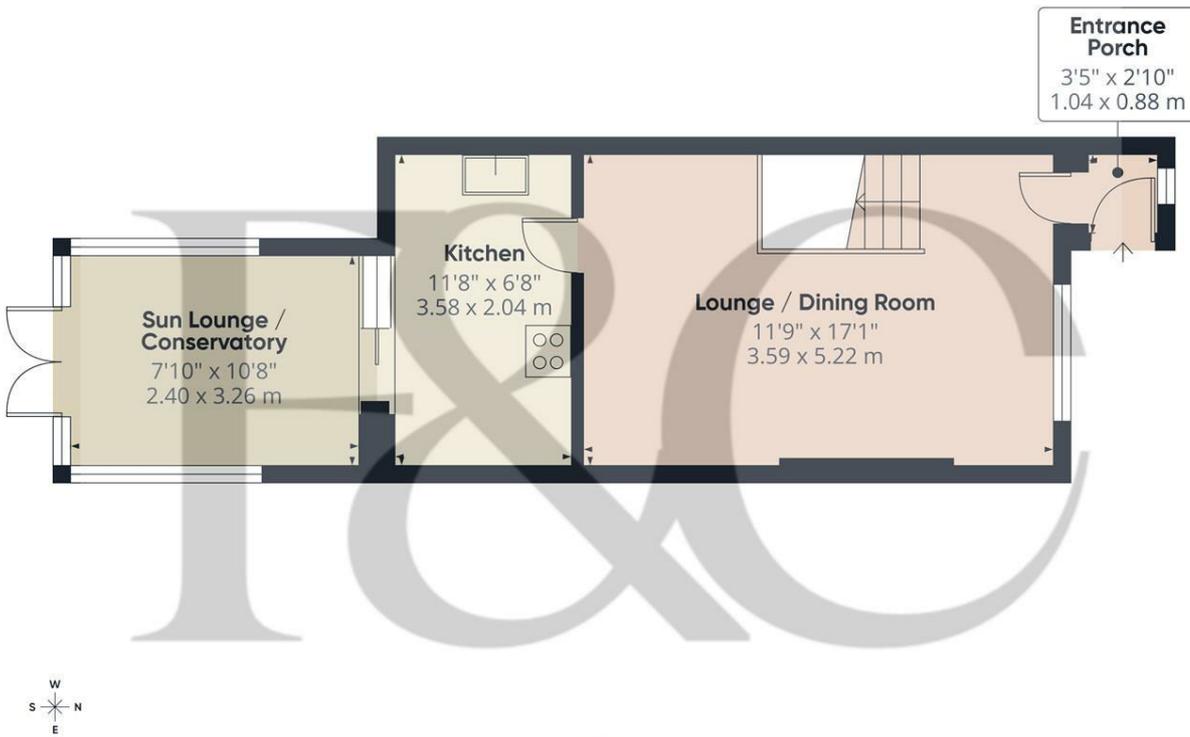


## Outside

To the front of the property there is a slate gravelled frontage with a path providing access to the front door. A driveway to the side of the house provides off-road parking for two vehicles and a wooden garden gate provides access to the rear garden. The rear garden has an enclosed surround, a south facing aspect and briefly comprises of a paved patio with lawned garden beyond. A wooden garden shed provides excellent storage space.



Council Tax Band B



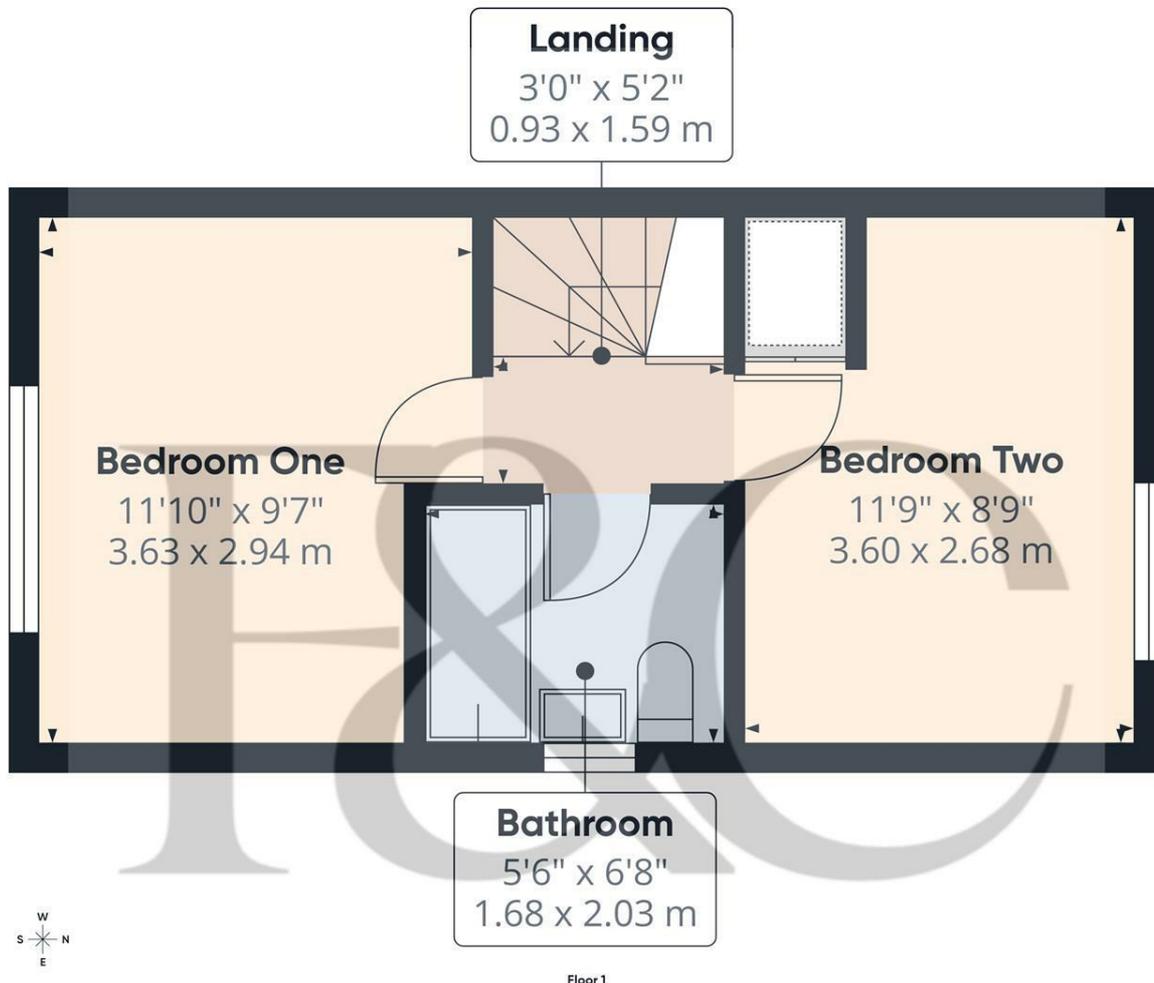
Approximate total area<sup>(1)</sup>

390 ft<sup>2</sup>  
36.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area<sup>(1)</sup>

254 ft<sup>2</sup>  
23.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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Council Tax Band: B  
Tenure: Freehold



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	