



Blackberry Way  
Kilburn Belper





# Blackberry Way Kilburn Belper DE56 0LE

for sale  
**£200,000**



## Property Description

Burchell Edwards are delighted to bring to the market this well presented two bedroom semi-detached home situated on a quiet cul-de-sac and benefits from having off road parking and a well maintained enclosed garden. Internally the property comprises an entrance hall, lounge, kitchen, two double bedrooms and a bathroom. Outside there is a low maintenance garden to the front with gated side access leading to the rear garden which has been beautifully designed. Viewings are strongly recommended for this home to be truly appreciated.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

## Entrance Hallway

Accessed via UPVC double glazed door to the side elevation leading into the hallway with UPVC window to the front elevation, a radiator, laminate flooring and door to the lounge.

## Lounge

Having stairs off leading to the first floor, laminate flooring, UPVC double glazed window to the front elevation, a radiator, coal effect fire, picture rail and door opening to the kitchen.

## Kitchen

Having UPVC double glazed sliding doors to the rear, wall and base units with work surfaces over, space for fridge freezer, four ring gas hob with stainless steel cooker hood over, space for washing machine, electric oven and grill, wall mounted boiler and stainless steel sink and drainer unit with mixer tap over and tiled splashbacks.

## First Floor Landing

Having loft access and doors off to the bedrooms and bathroom.

## Bedroom One

Having UPVC double glazed window to the rear and a radiator.

## Bedroom Two

Having UPVC double glazed window to the front, a radiator, over stairs storage cupboard housing the hot water cylinder and laminate flooring.

## Shower Room

Having a mains fed walk-in shower, pedestal wash hand basin with mixer tap over, low level W.C, tiled splashbacks, heated towel rail, UPVC double glazed obscured window to the side elevation, spot lighting to the ceiling and vinyl flooring.

## Outside

To the front of the property is a flowered rockery which is low maintenance, a driveway to the side providing off road parking and gated side access leading to the rear.

To the rear the garden has a gravelled feature pathway, a beautiful arrangement of flowers, bushes and shrubs, laid lawn section, composite shed, paved seating area, outside tap and fenced boundaries.



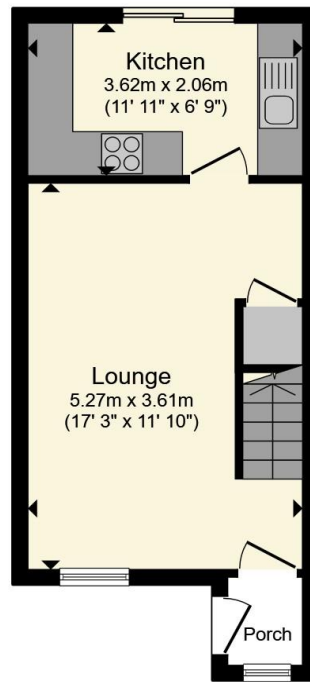




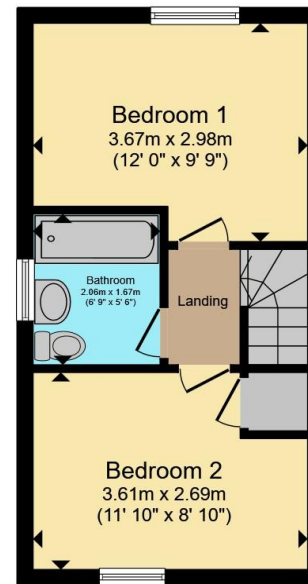








**Ground Floor**



**First Floor**

Total floor area 54.7 m<sup>2</sup> (589 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)



To view this property please contact Burchell Edwards on

**T 01773 822622**  
**E [belper@burchelledwards.co.uk](mailto:belper@burchelledwards.co.uk)**

1-3 Bridge Street  
 BELPER DE56 1AY

EPC Rating: Council Tax  
 Awaited Band: B

Tenure: Freehold

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