Home 2 Sell

Quality Service For Less



45 Derby Road

Lower Kilburn, Belper, DE56 0NG

Offers Around £375,000

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Enjoying an excellent position backing on to fields is this four bedroomed detached family home which represents an excellent opportunity for the discerning purchaser looking to acquire a development opportunity with detached double garage and generous garden. The property is situated in a favoured location which provides ease of access to local facilities and the A38 linking to Derby and the motorway network of the north.
Internally the property has been sympathetically extended and has gas centrally heated and PVCu double glazed accommodation which briefly comprises; Entrance Hall, Family Bathroom, Lounge with feature fire place, Dining Room, Fitted Kitchen and Conservatory. To the first floor landing a magnificent master bedroom being of very generous proportions, three further bedrooms and family shower room. Outside to the front a block paved driveway provides ample off road parking with established garden and gated access to the rear garden. A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect with patio giving way to a lawn with established planting and specimen trees. Further block paved parking area and detached double garage/workshop. Viewing Essential.





Entrance Hall
The property is entered via a PVCu door having glazed insert, PVCu double glazed window to the side elevation, Cupboard housing the wall mounted Worcester gas combination boiler which services the domestic hot water and central heating system, central heating radiator and stairs off to the first floor landing.

Family Bathroom
Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a bath with panelled side and thermostatically controlled shower over. Central heating radiator, complimentary wall tilling, PVCu double glazed opaque window and laminate flooring.

Dining Room
14'0" x 13'6" extending 14'6" max (4.29m x 4.12m extending 4.42m max)
Having a PVCu double glazed Bow window to the side elevation, PVCu double glazed window, two central heating radiators, wood grain effect flooring, PVcu double glazed opaque window to the side elevation and ceiling light.

Kitchen
14'1" x 7'2" (4.31m x 2.20m)
Having a fitted kitchen comprising of a base wall and matching drawer units with work surfaces over incorporating a one and a half stainless steel sink drainer unit with chrome mixer tap. Complimentary splash back tiling, integrated electric fan assisted oven, space and plumbing for an automatic washing machine and tumble dryer, PVCu double glazed window to the rear elevation, PVCu French doors to the conservatory. Ceramic tiled flooring, space for microwave oven and ceiling lighting.

Conservatory
9'9" x 6'10" (2.99m x 2.10m)
Being of PVCu sealed unit construction with polycarbonate roof system, ceramic tile flooring and French doors to the garden.

Lounge
14'10" max reducing 13'8" x 14'1" (4.54m max reducing 4.19m x 4.31m)
Having a PVCu double glazed window to the front elevation, PVCu double glazed window to the side elevation, central heating radiator, ceiling and wall lights. Having a gas coal effect living flame fire set on a raised marble aggregate hearth with matching back drop and Adam style surround.

To the first floor landing
Having a PVCu double glazed opaque window to the side elevation, access to loft void and useful storage cupboard.

Master Bedroom
14'2" x 14'11" (4.34m x 4.56m)
This very generously proportioned room has two PVCu double glazed windows to the side elevation and a PVCu double glazed window to the front elevation, central heating radiator, fitted wardrobes and dresser. Ceiling light.

Bedroom Two
8'3" x 10'5" (2.54m x 3.20m)
Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light.

Bedroom Three
5'3" max reducing 4'3" x 11'2" (1.62m max reducing 1.30m x 3.42m)
Having a PVCu double glazed window to the side elevation and ceiling light.

Bedroom Four
5'1" extending 8'4" x 4'7" extending 7'4" (1.55m extending 2.56m x 1.41m extending 2.26m)
Having a PVCu double glazed window to the side elevation, central heating radiator and ceiling light.

Shower Room
Having a three piece suite comprising of a close couple WC, hand wash basin with cabiet and tiled shower enclosure with thermostatically controlled shower. Part tiled walls and recessed ceiling lighting.

Outside
Outside to the front a block paved driveway provides ample off road parking with established garden and gated access to the rear garden. A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect with patio giving way to a lawn with established planting and specimen trees. Further block paved parking area and detached double garage/workshop.

Garage/Workshop
21'6" x 17'4" (6.56m x 5.29m)
Having a double and single door. The garage is derelict.

Area
This property gives good access to schooling and commuting to Derby via the A38 and is approximately three miles from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

Directional Note
Leave Belper along the Kilbourne Road, which then becomes Kilburn Lane. At the Kilburn Toll Bar traffic lights turn right onto Derby Road, eventually reaching No 45 which can be found on the left hand side clearly identified by our distinctive Home2sell For sale board.









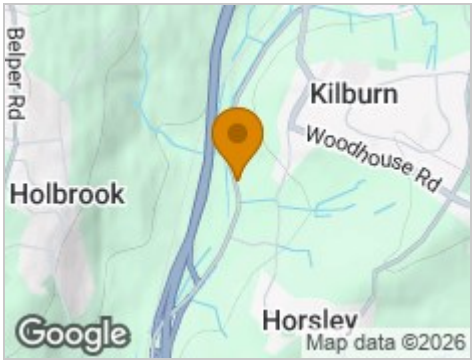
Road Map



Hybrid Map



Terrain Map



Floor Plan

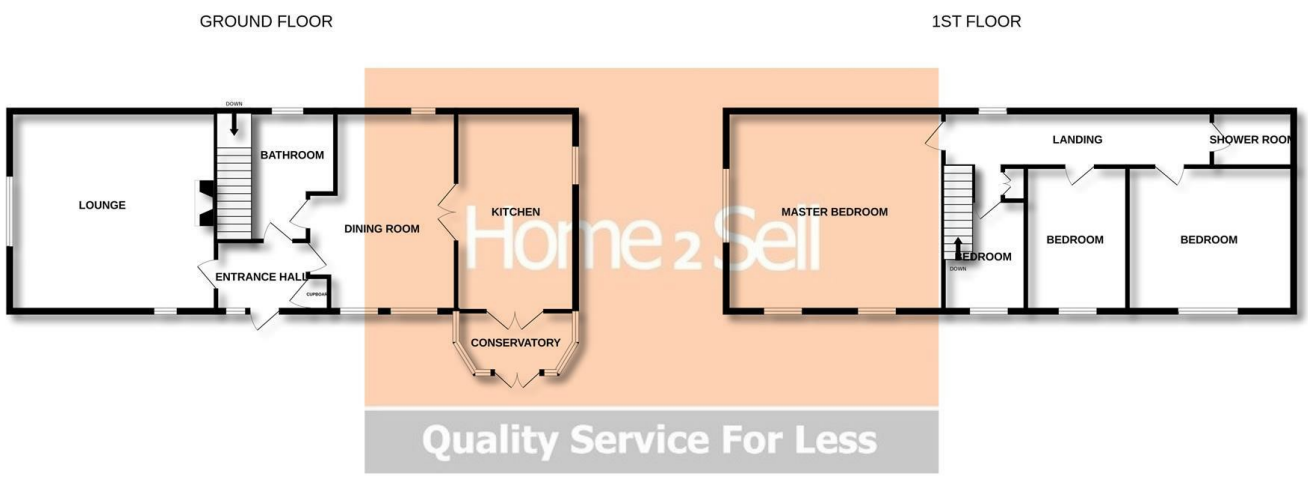
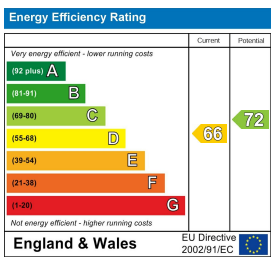


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Viewing

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



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