

# Fletcher & Company

10 Dale Court, Kilburn, Belper, DE56 0JL

---

£339,950

Freehold

---



- A Superbly Appointed And Extended Link Detached House
- Envious Cul De Sac Location
- Entrance Hall And Cloakroom/WC
- Modern Lounge With Feature Contemporary Gas Fire
- Extended Dining Kitchen With Integrated Appliances
- Study/Office/Playroom To Ground Floor
- Three Well Proportioned Bedroom
- Modern Fitted Bathroom
- Driveway For Three Cars And Single Garage
- Delightful Enclosed Rear Garden And Patio





## Summary

---

A most stylish, extended three bedroom modern link detached home with well proportioned accommodation and in a sought after Cul de sac location.

Accommodation includes an entrance hallway with cloakroom/WC off, a stylish lounge with contemporary gas fire and hand built cupboards opening to a superb extended dining kitchen with vaulted ceiling and quality fitted kitchen with Neff integrated appliances, quartz worksurfaces and French doors opening to an enclosed garden and patio. There is a separate office/playroom/study to the ground floor.

The first floor landing leads to three well proportioned bedrooms, including two good sized double bedrooms and single bedroom three. There is also a beautifully appointed contemporary bathroom.

Outside, the property has a generous driveway to the front with parking for three cars leading to a detached brick built garage.

There is a delightful enclosed rear garden with paved patio area with steps leading up to an area laid to lawn. The garden is enclosed by a fence panelled boundary.

The house enjoys an enviable Cul De Sac location and is within easy reach of local facilities including primary and junior schools, shops, village pub and recreational areas. The towns of Belper, Ripley and Heanor are a short drive away and for commuters, the A38, A6 and M1 are within easy reach providing access to Derby, Nottingham and The Peak District. A train service from Belper and Derby link to London St Pancras and other major cities.

A delightful family home that must be viewed to be fully appreciated.

# 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.

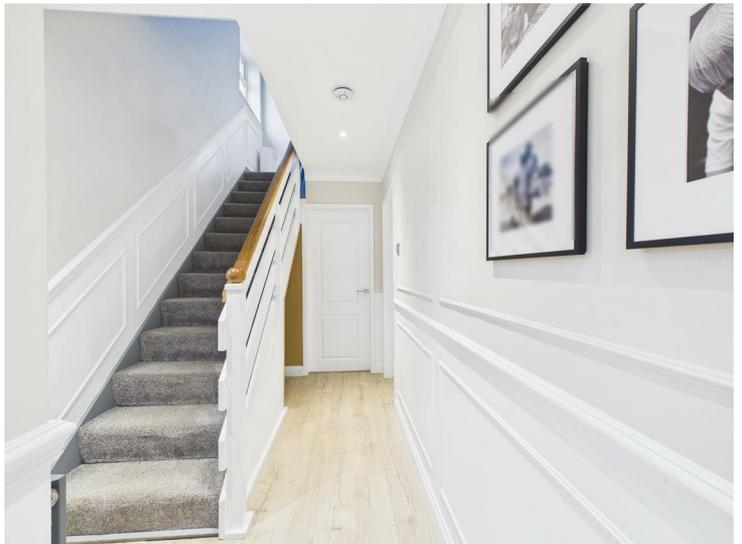
## Accommodation

### Ground Floor

#### Entrance Hall

15'11" x 2'10" (4.87 x 0.88)

Entrance through a UPVC double glazed door and having a quality light oak effect laminate floor, panelling to the walls and a staircase leading to the first floor landing with solid oak handrail, contemporary grey matt finish radiator, a UPVC double glazed window to the side, inset spotlighting and a useful under stairs area. Panelled doors give access to the downstairs WC, study and lounge.



#### Downstairs WC

5'10" x 2'7" (1.78 x 0.80)

Fitted with a white two-piece suite comprising a low level WC with chrome push button flush, mini wash hand basin built into a grey vanity cupboard with splashback and a chrome mixer tap. There is feature panelling to the walls, a chrome ladder style heated towel rail, quality light oak effect laminate flooring, recessed LED down-lighters, and a UPVC obscure glazed window to the side.



## Lounge

15'3" x 11'7" (4.66 x 3.54)

Having a feature contemporary recessed gas fire, hand built bespoke double cupboards to either side with Oak top, panelling to the walls and wall lighting. There is a light oak effect laminate floor, a central heating radiator, TV point and a UPVC double glazed bay window to the front elevation. Double part glazed doors give access through to the extended dining kitchen.



## Extended Dining Kitchen

23'7" x 7'11" (7.19 x 2.42)



## Dining Area

Having a grey matt finish wall mounted contemporary radiator, feature oak parquet effect Amtico flooring and recessed LED down-lighters. This is open to the kitchen area.



### **Kitchen Area**

Fitted with a Kessler quality kitchen with matt grey finish wall, base and soft closing drawer units with brushed stainless steel handles and a with a marble effect quartz work surface over with inset composite Franke one and a half bowl sink drainer unit with brushed stainless steel mixer tap over. Quartz splash-back area, integrated Neff electric self cleaning oven with hide and slide door, combination microwave oven, Neff induction four ring hob with Neff stainless steel extractor unit over, Neff integrated slimline dishwasher, Neff integrated automatic washing machine and integrated Neff tall fridge freezer. There is a built-in wine rack, breakfast bar area and Amtico oak parquet effect flooring continuing from the dining area. Having a feature tall PVCu double glazed window to the rear garden, an impressive vaulted ceiling with LED down-lighters and UPVc double glazed French doors with blinds opening out onto the side patio area and leading to the rear garden.



### **Study/Playroom/Office**

10'4" x 8'8" (3.17 x 2.65)

Having a bespoke timber built in double desk area, a laminated tile effect floor, grey matt finish contemporary wall mounted radiator, recessed LED down-lighters, and a UPVc double glazed window to the rear elevation with a UPVc double glazed door with built in blinds providing side access.



### **First Floor Landing**

9'4" x 5'9" (2.86 x 1.77)

Having a PVCu obscure glazed window to the side elevation, access to the loft, recessed LED down-lighters, an airing cupboard housing the wall mounted combination boiler and further panelled doors giving access through to all three bedrooms and bathroom.



### **Principle Bedroom**

12'9" x 10'9" (3.89m x 3.28m)

With feature panelling to the walls, a central heating radiator and a UPVC double glazed window to the front elevation.



### Bedroom Two

10'9" x 10'6" (3.28m x 3.20m)

Having a double fitted wardrobe providing excellent hanging and storage space, open shelving, a central heating radiator and a UPVc double glazed window to the rear elevation.



### Bedroom Three

7'10" x 6'10" (2.39 x 2.09)

Fitted with grey woodgrain effect laminate flooring, a built in wardrobe, a central heating radiator and a UPVc double glazed window to the front elevation.



### **Bathroom**

6'11" x 5'6" (2.11 x 1.68)

Fitted with a contemporary three-piece suite comprising a panelled bath with glazed shower screen and a wall mounted chrome mains fed shower unit over with chrome shower attachment and rain shower head above, concealed cistern low level WC with chrome push button flush and a ceramic wash hand basin with chrome mixer tap built into a grey granite surround with matching splash-backs. Grey woodgrain finish parquet effect flooring, quality built-in storage cupboards with a navy blue matt finish with chrome handles, recessed down-lighters, inset mirror, chrome ladder style heated towel rail, extractor fan and a UPVc obscure glazed window to the rear elevation.



### **Driveway & Frontage**

The property stands in an end cul-de-sac location and has a generous tarmac driveway with a block paved border providing off-road car standing for three vehicles and leads through to a detached brick built garage. The front garden has been landscaped with a decorative stone wall with Indian sandstone steps with built in PIR feature LED strip lighting and leading to a generous paved area giving access to the front door with timber gated access leading to the side of the property. The pathway continues to the rear garden.

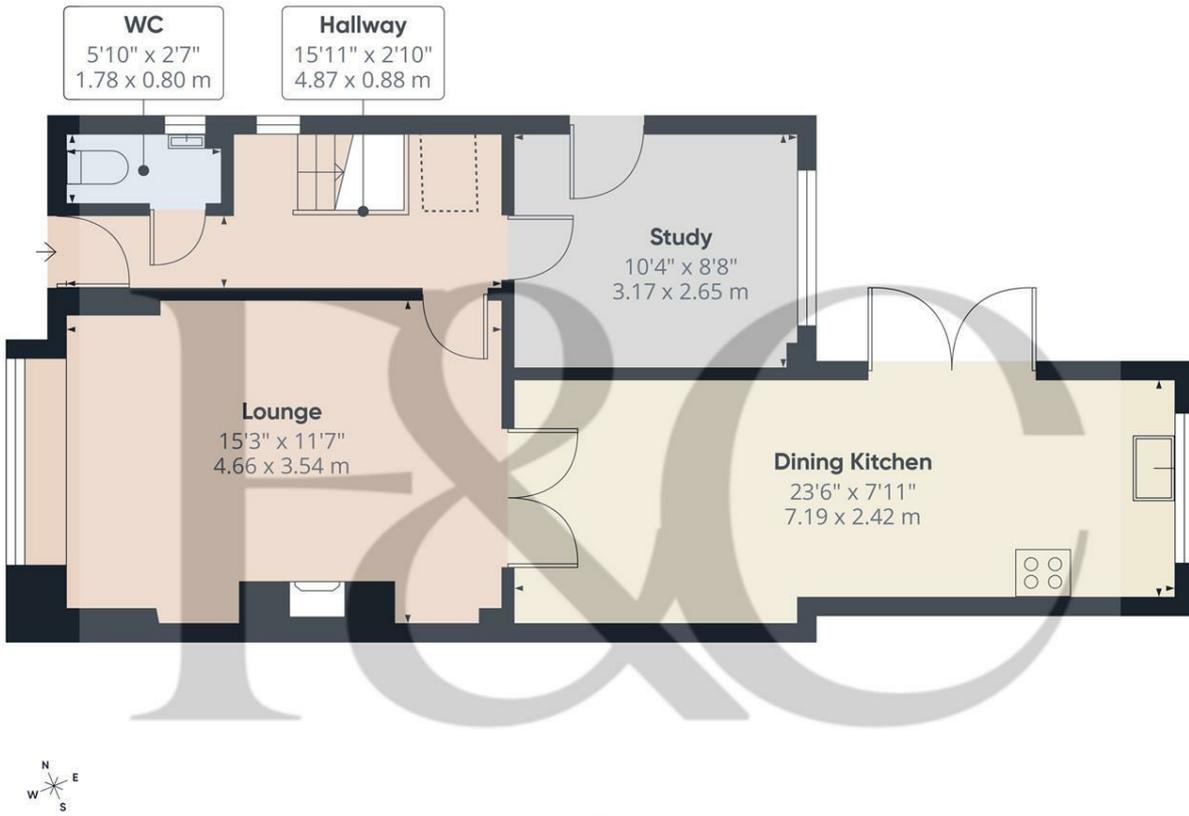
### **Garage**

With up and over door, power, lighting and door to the side.

### **Rear Garden**

To the rear of the property is an enclosed garden with extensive paved patio area with two outdoor power sockets and steps leading up to a lawned garden. The garden is enclosed by a fence panelled boundary.





Floor 0

**Approximate total area<sup>(1)</sup>**  
566 ft<sup>2</sup>  
52.6 m<sup>2</sup>

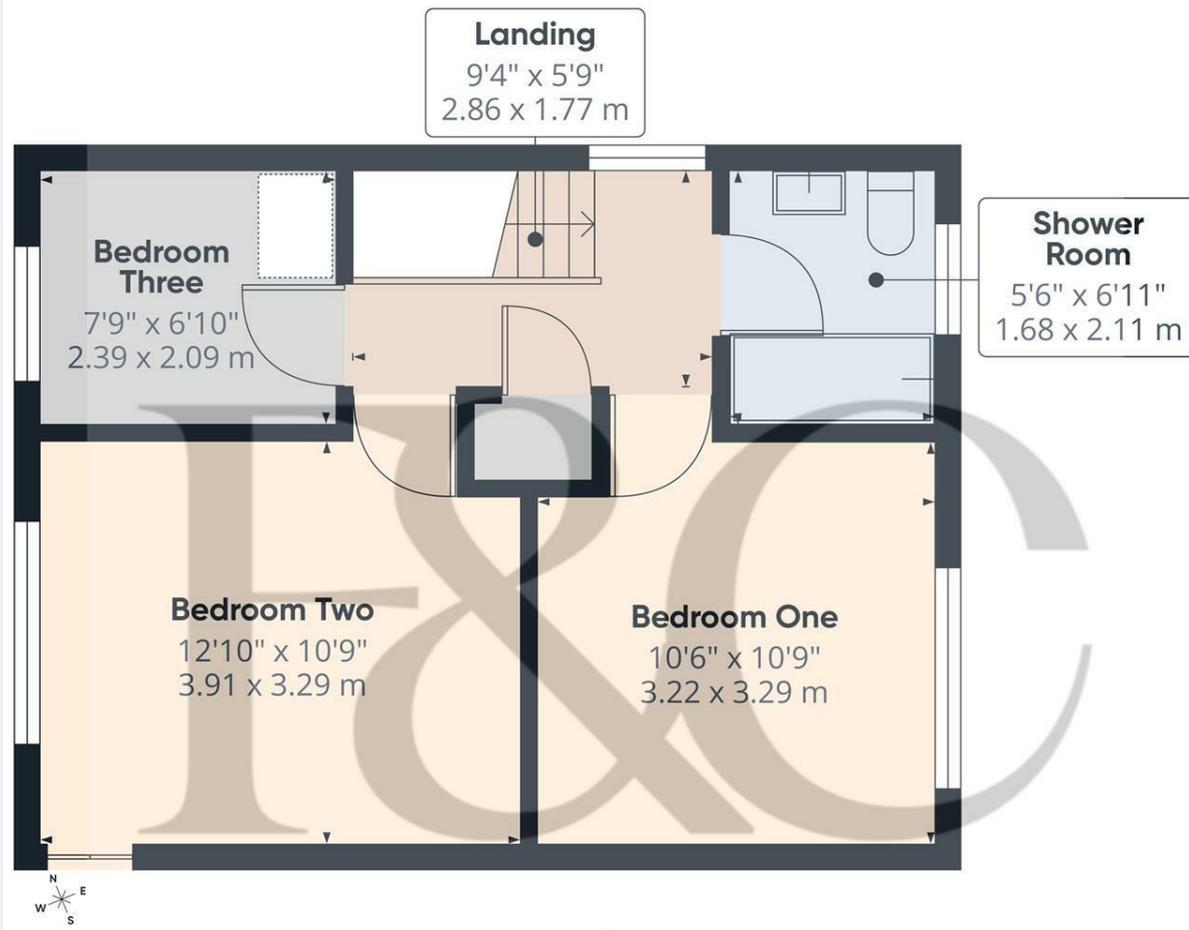
**Reduced headroom**  
5 ft<sup>2</sup>  
0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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

GIRAFFE360



Floor 1

**Approximate total area<sup>(1)</sup>**  
382 ft<sup>2</sup>  
35.4 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.

GIRAFFE360



Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

10 Dale Court  
Kilburn  
Belper  
DE56 0JL

Council Tax Band: C  
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>		<b>84</b>
(69-80) <b>C</b>	<b>71</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	