



2 Bed House - Semi-Detached

46 Bramble Way, Kilburn, Belper DE56 0LH

Offers Around £200,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Beautiful Semi-Detached Home – Ideal For Professional Persons or Couple
- Private Position – Nicely Tucked Away & Quiet
- Much Improved & Ready To Move Into – No Chain Involved
- Gas |Central Heating & Double Glazing
- Lounge & Generous Conservatory
- Fitted Kitchen/Diner with Built-in Appliances
- Two Bedrooms & Fitted Bathroom with Shower
- Lovely Private Sunny Gardens with Timber Shed
- Driveway For Two Vehicle's & Potentially Three Vehicles
- Garage Space & Potential To Extend (subject to planning permission)

PRIVATE POSITION & MUCH IMPROVED – This semi-detached home offers a delightful retreat in the heart of Derbyshire. The property features two well-proportioned reception rooms (lounge and conservatory), perfect for both relaxation and entertaining. A well appointed fitted kitchen/diner with built-in appliances. With two comfortable bedrooms and a fitted bathroom with shower, this residence is ideally suited for professional individuals or couples seeking a peaceful yet convenient lifestyle.

The home has been much improved throughout and well decorated, showcasing a blend of contemporary comforts and viewing is strongly recommended.

One of its standout features is the lovely private garden, which basks in sunlight, providing an ideal space for outdoor enjoyment. The garden is also complemented by a timber shed included in the sale.

A driveway provides car standing spaces for two vehicles and garage space (subject to planning permission).

Furthermore, there is potential to extend the property, subject to planning permission, allowing for future growth and personalisation.

Tucked away in a quiet position, this property offers a serene environment while still being within easy reach of local amenities and transport links. Offered for sale with No Chain Involved.

The Location

Kilburn has a excellent range of local amenities including a Primary School and bus service that runs to Derby City centre. Belper is within short driving distance and has further available amenities including shopping, leisure facilities, pubs and restaurants. Also within easy reach, is a good range of quality Golf Courses including Morley Hayes, Horsley Lodge and Breadsall Priory Country Club. The property is conveniently placed for excellent access to major commuter links including the A38 and A52.

Accommodation

Ground Floor

Storm Porch

With outside light and entrance door.

Lounge

13'2" x 11'6" (4.03 x 3.52)

With fitted carpet, radiator, staircase leading to first floor, double glazed window to rear, curtains (included in the sale) and double glazed window to front.



Generous Conservatory

12'3" x 11'3" (3.74 x 3.45)

With double glazed windows, double glazed French doors opening on to sun patio and private garden.



Kitchen Diner

11'6" x 8'9" (3.51 x 2.68)

With single stainless steel sink unit with mixer tap, wall and base fitted units with attractive matching worktops, built-in four ring electric hob with extractor hood over, built-in electric fan assisted oven, plumbing for dishwasher, space for fridge/freezer, wood effect flooring, double glazed French doors opening into large conservatory, double glazed window to side, concealed central heating boiler, tall radiator and internal panelled door with chrome fittings.



First Floor Landing

5'9" x 3'1" (1.76 x 0.94)

With fitted carpet, blind (included in the sale), access to roof space and double glazed window to rear.

Bedroom One

10'11" x 8'3" (3.34 x 2.52)

With built-in storage cupboard, radiator, fitted carpet, double glazed window to front, wardrobe recess curtains (included in the sale) and internal panelled door with chrome fittings.



Bedroom Two

8'11" x 6'5" (2.72 x 1.98)

With radiator, fitted carpet, double glazed window to side, curtains (included in the sale) and internal panelled door with chrome fittings.



Bathroom

7'10" x 4'10" (2.40 x 1.48)

With bath with chrome fittings with chrome shower over and shower screen door, pedestal wash handbasin with chrome fittings, low level WC, Fully tiled walls, wood effect flooring, heated chrome towel rail/radiator, wall mounted mirror medicine cabinet, double glazed window to rear and internal panelled door with chrome fittings.



Private Garden

Being off a major asset to the sale of this particular property is it's generous sized private garden laid to lawn with flower beds, sun patio and enclosed by fencing. Timber shed included in the sale.

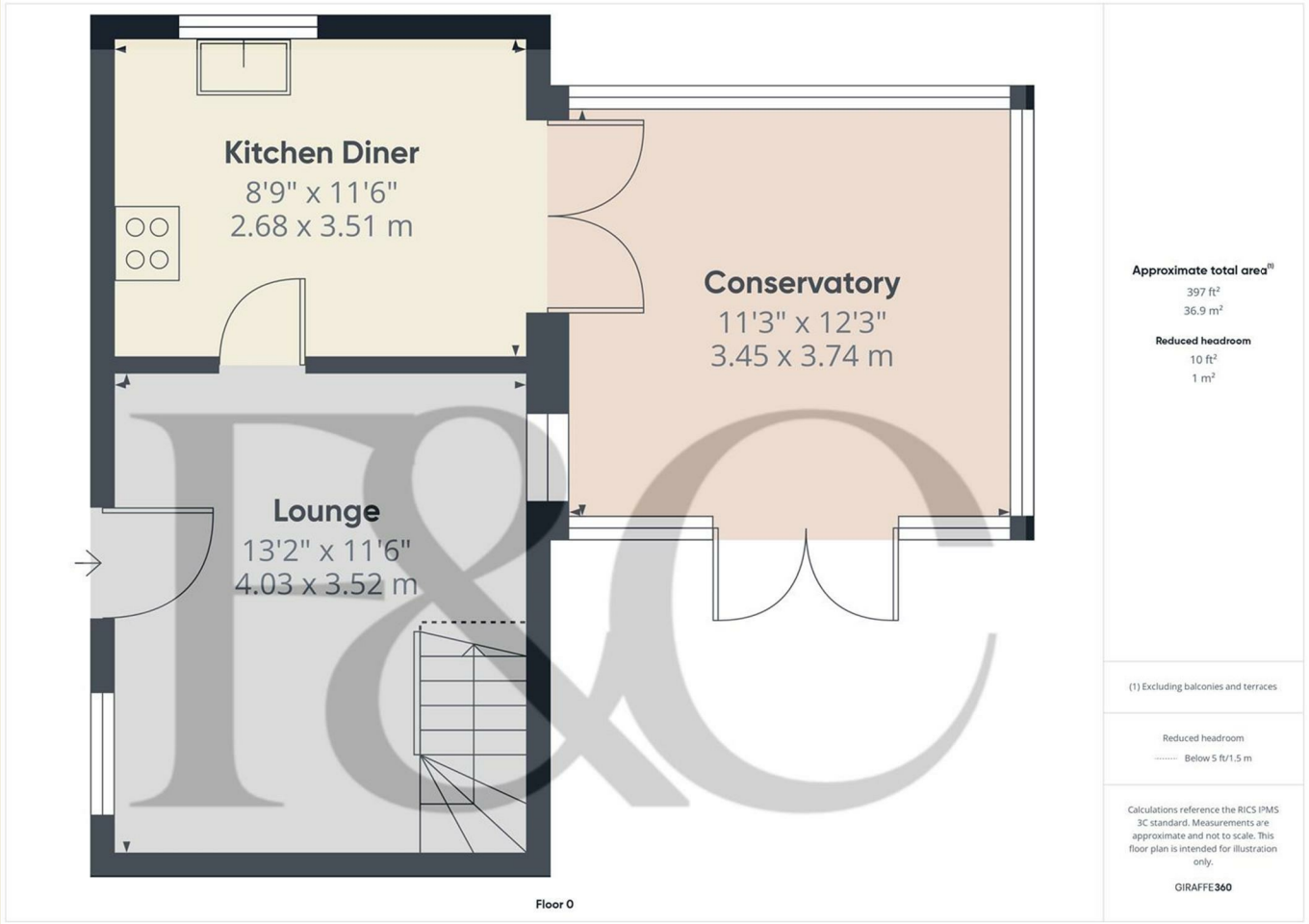


Driveway

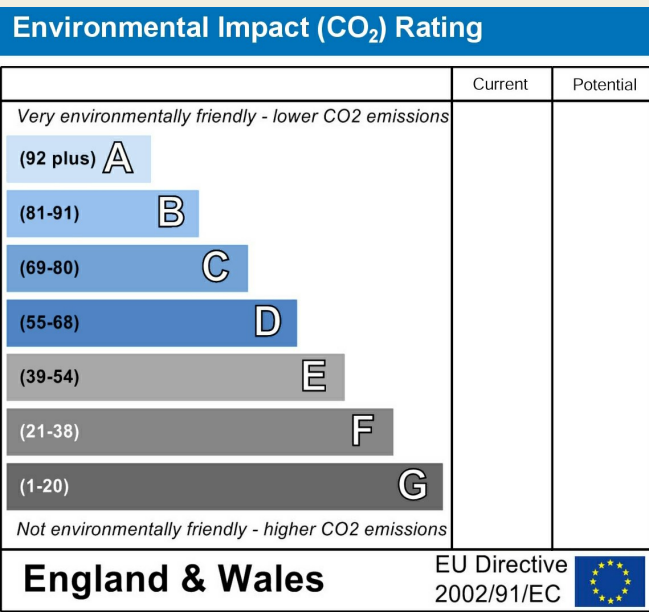
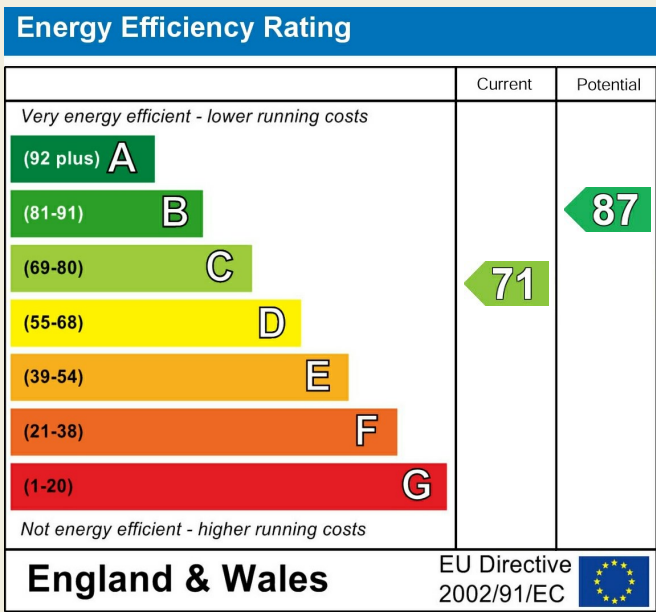
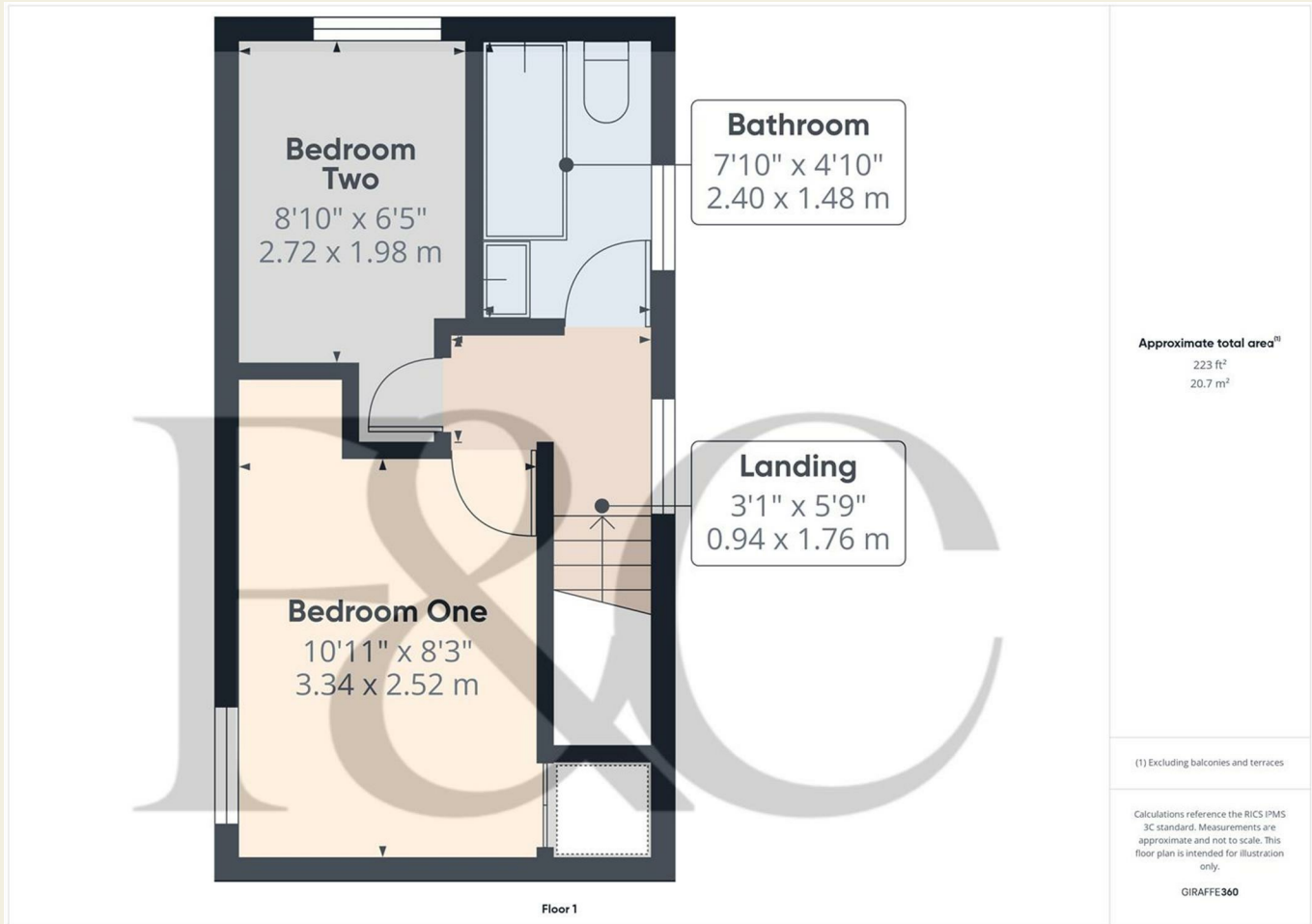
A tarmac driveway provides car standing for two cars.

Garage Space
Subject to Planning Permission

Council Tax Band - B
Amber Valley



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