



Elm Tree Avenue
Kilburn Belper



Property Description

This three-bedroom semi-detached home offers both comfort and convenience, complete with off-road parking and an enclosed rear garden.

Ground Floor: Welcoming lounge leading into a spacious open-plan dining kitchen.

First Floor: Three generously sized bedrooms and a modern bathroom fitted with a stylish white suite.

Exterior: To the front, a tarmac driveway provides ample off-road parking and access to a garage. At the rear, you'll find a good-sized, low-maintenance garden—perfect for relaxing or entertaining.

Entrance Hall

UPVC double glazed entrance door to the front elevation, carpet flooring, radiator and under stairs storage space. Doors leading to;

Living Room

13' 3" x 10' 5" (4.04m x 3.17m)

The front elevation is fitted with a Upvc double glazed window. The room also benefits from carpeted flooring, and a radiator providing central heating.

Kitchen / Dining Area

16' 4" x 9' 7" (4.98m x 2.92m)

This modern kitchen is fitted with a range of

wall and base units, complemented by roll-top work surfaces and a stainless steel sink with drainer. It includes a built-in oven with four-ring gas hob and cooker hood, with space and plumbing available for additional appliances. Natural light floods in through the UPVC double-glazed rear window, while sliding patio doors open directly onto the garden patio. A radiator ensures year-round comfort.

First Floor Landing

UPVC double glazed window to the side, storage cupboard, access to a part boarded loft and doors leading to;

Bedroom One

13' 4" x 8' 5" (4.06m x 2.57m)

UPVC double glazed window to the front elevation offering stunning countryside views, carpet flooring and radiator.

Bedroom Two

10' 4" x 8' 5" (3.15m x 2.57m)

UPVC double glazed window to the rear elevation, carpet flooring and radiator

Bedroom Three

7' 9" x 8' 6" (2.36m x 2.59m)

UPVC double glazed window to the front elevation offering countryside views, carpet flooring and radiator.

Family Bathroom

The bathroom is fitted with a panelled bath complete with mixer taps and shower attachment, a pedestal wash basin, and a low-level WC. Complemented by tiled walls and splashbacks, the space also features practical vinyl flooring and a UPVC double-glazed opaque window to the rear, providing both natural light and privacy.

Garage

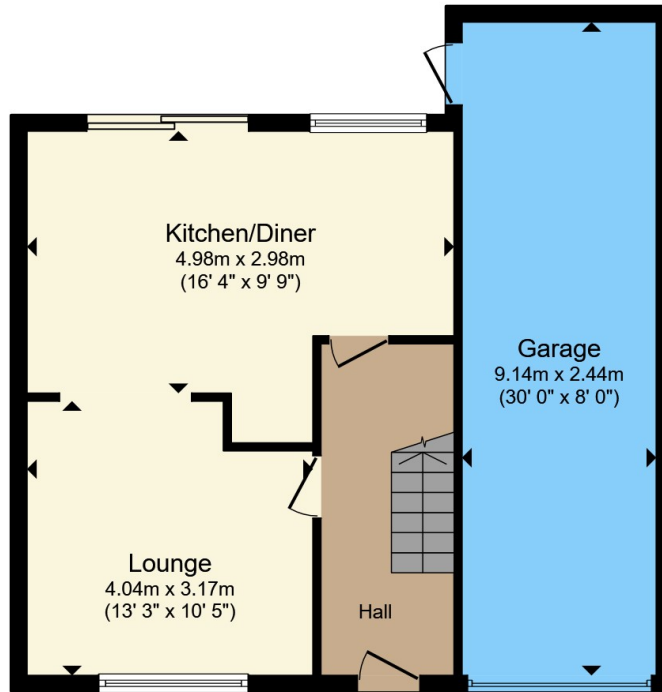
30' x 8' (9.14m x 2.44m)

Large garage with an up and over door to the front elevation, and rear access door to the garden

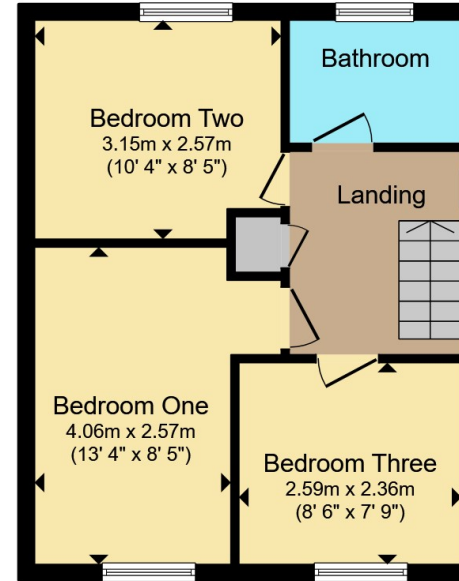








Ground Floor



First Floor

Total floor area 97.3 m² (1,048 sq.ft.) approx

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Band: B

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Tenure: Freehold



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