



Charming and very deceptive three bedroomed period semi with spacious living accommodation featuring two reception rooms, extended and refitted modern kitchen, three generous bedrooms and a modern four piece bathroom. There are lovely gardens and countryside views, as well as off road parking.

£220,000

Set in this pleasant semi-rural location. The property is offered for sale with no upward chain and has the benefit of uPVC double glazing and central heating.

At the front of the house there is a lovely cosy sitting room which overlooks the front garden and leads on to the generous dining/family room. This spacious room features French doors leading to the rear garden, window to the side, modern vertical radiator and an enclosed staircase rising to the first floor with an understairs storage recess. The kitchen has been extended and fitted with a range of modern high gloss base and eye level units with roll edge work surfaces, an inset stainless steel sink unit with tiled splashbacks, window above, built-in oven with electric hood and extractor hood over, integrated fridge, freezer, dishwasher and washing machine. At the end of the kitchen is a lovely bright breakfast area with a vertical radiator, an entrance door to the side and French doors opening directly onto the garden.

On the first floor, the master bedroom lies to the front of the house with a window overlooking the front garden and fitted wardrobes. There are two further nicely proportioned bedrooms, both with views over the rear garden and countryside beyond. The bathroom completes the internal accommodation, having been fitted with full four-piece modern suite comprising low flush WC, wall mounted wash basin, double ended panelled bath and separate shower. There are tiled splashbacks, a chrome heated towel rail and window to the side.

Outside to the front, the property is set well back from the road with a hard standing providing off road parking for one vehicle, in front of a good sized garden which provides potential for additional parking if required. The front garden has three specimen trees and a well kept lawn. The rear garden is fully enclosed and mainly laid to lawn with a slate bed to the side and a garden shed to the rear. The garden backs onto fields with countryside views.

Kilburn offers a good range of local amenities including a general store, village inns, primary school and a regular bus service which runs to Derby city centre. Belper and Heanor, a short drive away, offer a more comprehensive range of services including good schooling, leisure centre and further range of noted retail outlets. Also within easy reach are a good range of quality golf courses including Morley Hayes, Horsley Lodge and Breadsall Priory Country Club. The property is conveniently located close to good transport links, most notably the A38 and A52, which in turn provides swift onward travel to the main M1 motorway and other regional centres.

Agents note: An application has been made to develop some of the land beyond the rear of the property and is awaiting a decision. Please note the scheme does not include building on the field directly to the rear of the house. For more details, please visit the Amber Valley planning portal using the planning reference AVA/2023/0182.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Amber Valley Borough Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/26032026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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Ground Floor



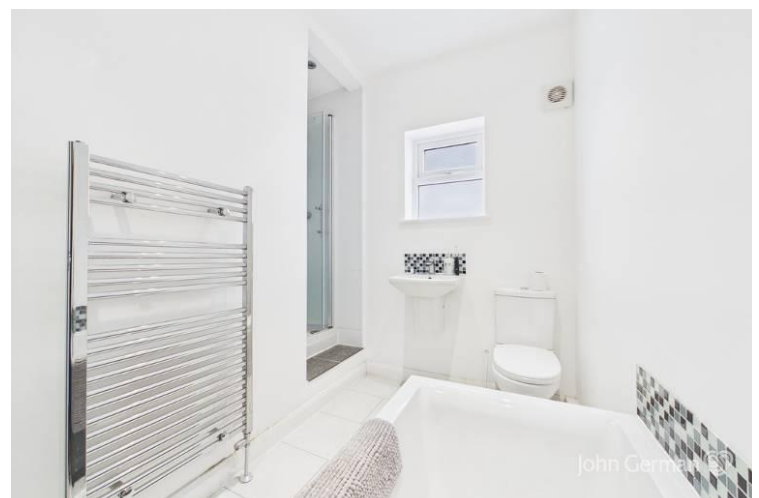
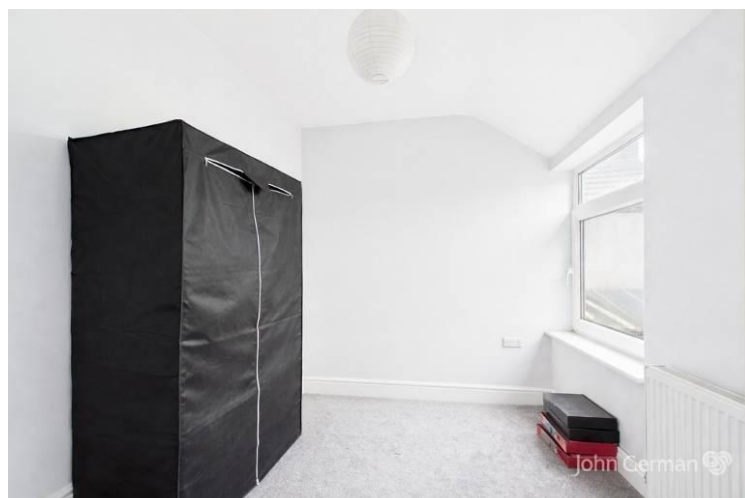
Floor 1

Approximate total area⁽¹⁾
810 ft²
75.2 m²

(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.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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