

# Fletcher & Company

10 Highfield Road, Kilburn, Belper, DE56 0LT

Offers Around £199,950

Freehold



- Charming Mid-Terrace Cottage
- Double Glazing & Gas Central Heating
- Cosy Lounge to Front
- Open Plan Dining Kitchen
- Two Good Sized Bedrooms
- Well-Appointed Shower Room
- Two-Tier Landscaped Garden
- On-Road Parking
- Close to Excellent Amenities
- Viewing Essential





## Summary

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A beautifully presented and upgraded, charming, two bedroom, cosy cottage occupying a sought-after village location in Kilburn.

The property is double glazed and gas central heated with a truly stylish feel throughout and comprises front lounge with log burner and inner lobby leading to the fabulous open plan dining kitchen combining dining area again with feature log burner and quality fitted kitchen, ideal for entertaining family and friends. The first floor passageway landing leads to two good sized bedrooms and well-appointed shower room.

To the rear of the property there is a lawn section, two hard standing areas ideal for outdoor dining and access to the front via a shared passageway.

# F&C

## The Location

Kilburn is a very sought-after village with an excellent range of amenities featuring primary school, general store, pub, Chinese restaurant, recreational ground and doctors surgery in neighbouring Horsley Woodhouse. There is easy access to the A38 and nearby towns including popular Belper, Ripley and Heanor. The property is also within commuting distance of Derby City centre and is surrounded by attractive open countryside which is ideal for those who enjoy outdoor pursuits.

## Accommodation

### Ground Floor

#### Lounge

11'6" x 10'4" (3.52 x 3.15)

A panelled entrance door with double glazed fan light over provides access to lounge with chimney breast incorporating recess with log burning effect gas stove and timber display mantle, stylish floor to ceiling central heating radiator, feature panelled wall, wood effect herringbone pattern flooring, decorative coving, double glazed window to front and stripped panelled door to inner lobby.



#### Inner Lobby

With continuation of the wood effect herringbone pattern flooring and further stripped panelled door to useful understairs storage cupboard.

## Fabulous Open Plan Dining Kitchen



### Dining Area

11'7" x 10'5" (3.54 x 3.19)

Featuring a chimney breast incorporating beautiful fireplace with raised brick hearth, exposed brick interior and surround and cast iron log burner, floor to ceiling central heating radiator, continuation of the wood effect herringbone pattern flooring, decorative coving, double glazed window to rear and stripped panelled door to staircase leading to first floor.



### **Kitchen Area**

7'8" x 6'7" (2.34 x 2.01)

Comprising woodblock effect preparation surfaces with tiled surrounds, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards including open shelving, inset four plate gas hob with extractor hood over and built-in oven beneath, integrated fridge, integrated freezer, appliance space suitable for washing machine, recessed ceiling spotlighting, double glazed window and panelled and double glazed door to rear.



### **First Floor Passage Landing**

10'5" x 2'6" (3.20 x 0.78)

With decorative coving.

### **Bedroom One**

11'2" x 10'4" (3.42 x 3.15)

Having a stylish floor to ceiling central heating radiator, fitted wardrobes, lower-level cupboards, decorative coving and double glazed window to front.



### **Bedroom Two**

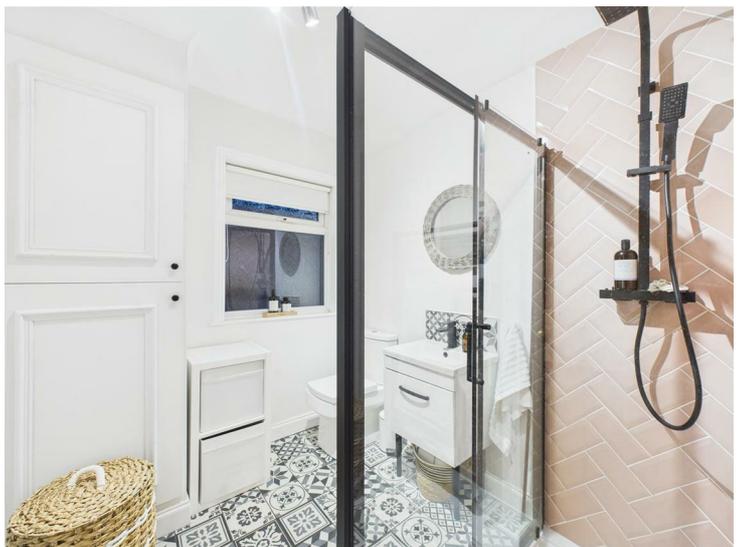
10'5" x 8'9" (3.20 x 2.67)

Having a central heating radiator, over stairs storage cupboard and double glazed window to rear.

### **Well-Appointed Shower Room**

7'6" x 6'8" (2.30 x 2.04)

Comprising a white suite with low flush WC, vanity unit with wash handbasin and drawer beneath, walk-in shower cubicle, attractive tiling, ladder style radiator, airing cupboard with central heating boiler and double glazed window to rear.



## Outside

To the front of the property is a low maintenance fore-garden with pathway having feature tiling leading to the front door.

Immediately to the rear is a patio area with steps leading to a further decked area, ideal for outdoor dining and entertaining. Beyond this is an additional lawn section which also has a gravelled area at the foot of the garden, making the most of the afternoon/evening sun. There is also a shed for storage. The garden is bounded by timber fencing and there is also a cold water tap.



## Council Tax Band A

## Estate Agency Act

We would like to inform any prospective purchaser that the vendor of the property is an Employee of Fletcher and Company.



Approximate total area<sup>(1)</sup>  
316 ft<sup>2</sup>  
29.4 m<sup>2</sup>

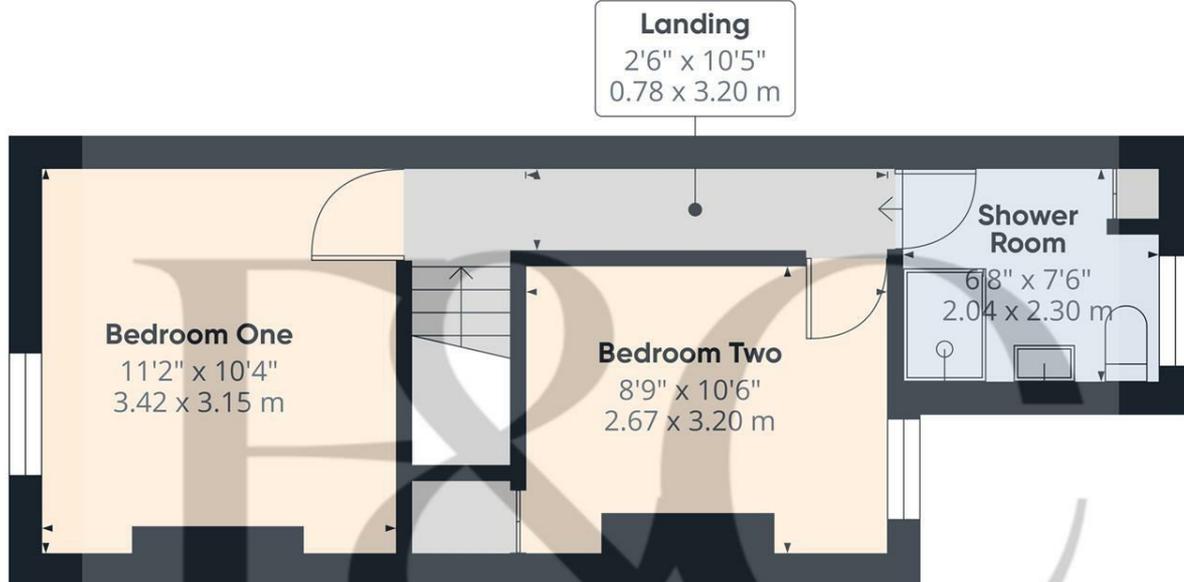
(1) Excluding balconies and terraces

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

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Floor 0



Approximate total area<sup>(1)</sup>  
295 ft<sup>2</sup>  
27.4 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.

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Floor 1



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Derby Office

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Pride Park  
Derby  
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Willington Office

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Mercia Marina  
Findern Lane  
Willington  
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10 Highfield Road  
Kilburn  
Belper  
DE56 0LT

Council Tax Band: A  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	