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Derby Road, Lower Kilburn, Belper

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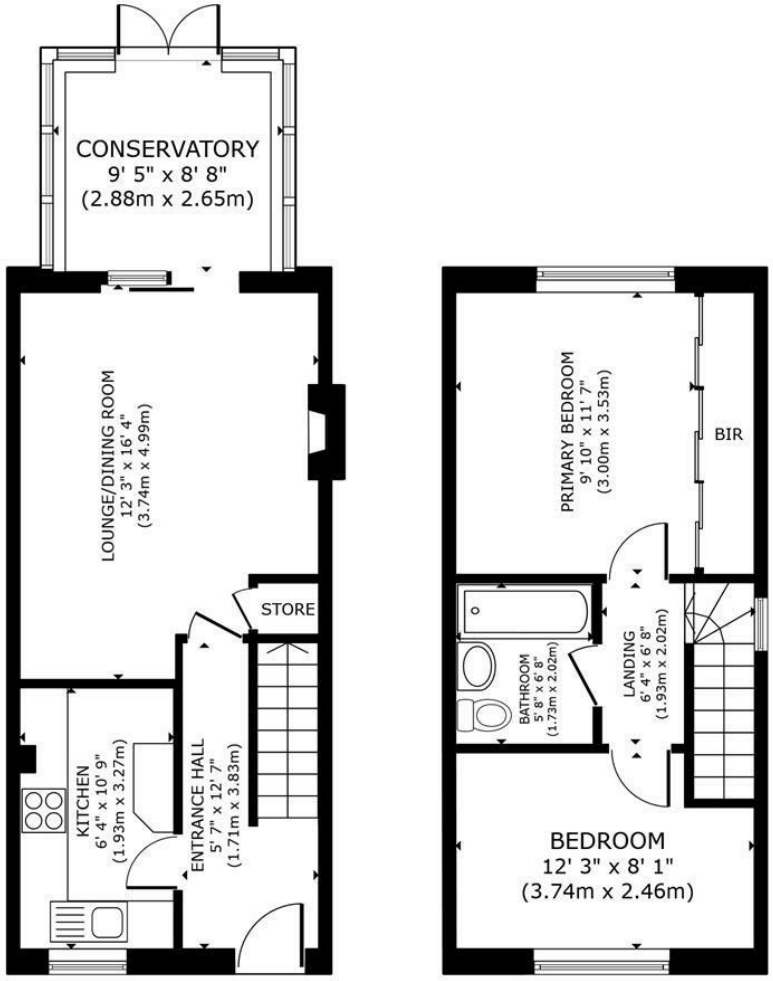


Derby Road, Belper, DE56 0NG

£900 Per month

2 1 2 E

Floor Plan



GROSS INTERNAL AREA
GROUND FLOOR 424 sq.ft. (39.4 m²) FLOOR 1 337 sq.ft. (31.3 m²)
TOTAL : 760 sq.ft. (70.6 m²)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport





TWO BEDROOM HOME WITH CONSERVATORY & PRIVATE GARDEN - A well presented two bedroom home in the popular village of Lower Kilburn, set back from the road behind a lawned frontage with a mature conifer boundary. It offers a relaxed village lifestyle while keeping Belper, Ripley and Derby within easy reach. The ground floor has a sociable layout, with a bright conservatory where you can relax and enjoy the garden in any season. The private rear garden is surrounded by mature trees and shrubs and makes a peaceful place to unwind. With off road parking for two cars, this home suits professionals, couples or small families looking for a quieter setting.

- Modern Semi-Detached Home
- Entrance Hallway & Fitted Kitchen
- Two Double Bedrooms & Bathroom
- Easy Access to Belper, Derby & Ripley
- Available January 2027
- Well Presented & Maintained
- Spacious Lounge & Dining Room
- Two Parking Spaces & Enclosed Rear Garden
- Excellent Access to Road Networks A38 & M1 Motorway
- Conservatory

















The accommodation has uPVC wood effect double glazing throughout. In brief, it comprises an entrance hallway with oak effect laminate flooring and glass panelled doors leading to the kitchen and lounge/dining room. The kitchen is fitted with light oak fronted units and granite effect work surfaces. It has an integrated electric oven, a four ring gas hob with extractor over and an integrated Electrolux dishwasher, plus plumbing for a washing machine and a built-in breakfast bar. The lounge/dining room has a marble effect hearth, a coal effect gas fire and useful under stairs storage. Aluminium sliding doors open into the brick-based conservatory. On the first floor, the primary bedroom has full width mirrored sliding wardrobes. There is a second bedroom and a white three-piece bathroom with a Mira shower over the bath and a heated towel rail. Outside, a wrought iron side gate leads to the rear garden, which has paved patio areas, raised planting beds, gravelled channels and a shed.

The Location

Lower Kilburn is a well-regarded village with a good range of everyday amenities, including a general store, traditional village inns and a village primary school. Secondary education is available at John Flamsteed Community School. Belper and Ripley are just a short drive away, with leisure centres and a wider choice of shops. The surrounding Derbyshire countryside has plenty of walks and space for outdoor recreation. Golfers are well served by Morley Hayes, Horsley Lodge and Breadsall Priory, each with restaurants, bars and leisure facilities. Regular bus services run to Derby City Centre. The A38 and A52 are close by and give swift onward travel to the M1, the wider motorway network and other regional centres, making this a convenient base for commuters.

Reservation Fee & Deposit

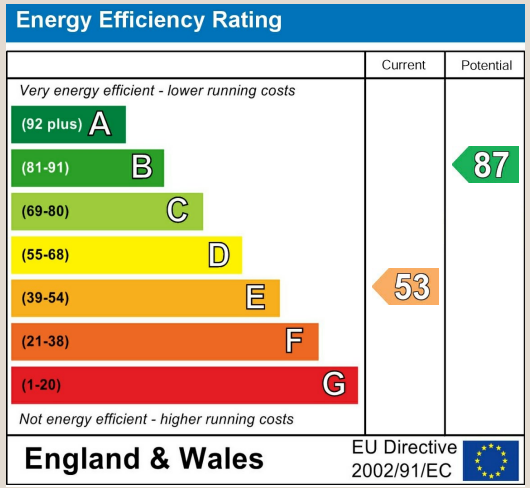
A holding fee of one week’s rent is required, which will be deducted from the first month’s rent once the application is successful.

A security deposit of five weeks’ rent is required and will be lodged with the Deposit Protection Service (DPS).

Landlord ID: 4777942.



Energy Performance Graph



Viewing

Please contact our Lettings Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

Agents Disclaimer: Curran Birds + CO, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.

First Floor, Darley Abbey Mills Middle Mill, Darley Abbey, Derby, DE22 1DZ
Tel: 01332 411050 Email: hello@curranbirds.co