

Larch Road
Kilburn BELPER

burchell edwards

Larch Road
Kilburn BELPER DE56 0PX

for sale
£290,000







Property Description

An immaculately presented three bedroom linked detached property situated in the popular residential location of Kilburn and is offered for sale with NO UPWARD CHAIN. The accommodation benefits from having a garage along with a block paved driveway and internally comprises in brief, entrance hall, lounge, dining room, modern breakfast kitchen, three bedrooms and a modern bathroom. To the rear there is a generous and enclosed garden to enjoy. Viewings are strongly recommended.

Entrance Hallway

Entered via a composite front entrance door to the entrance hallway having staircase off to the first floor, laminate flooring, central heating radiator, door off to: -

Lounge

Having UPVC double glazed window to the front elevation, coving to the ceiling, vertical radiator, arch opening to the: -

Study/ Playroom

Having a central heating radiator and an opening to:

Dining Room

Having UPVC double glazed sliding doors to the rear elevation, a central heating radiator, door to: -

Kitchen

Having a range of modern wall and base units, electric oven and grill, four burner gas hob with extractor hood over, one and half bowl sink and drainer with mixer tap over, space for fridge freezer, tiled splashback, two central heating radiators, breakfast bar, UPVC double glazed window to the rear elevation, useful storage cupboard, further understairs storage, UPVC door giving access to the garage.

First Floor Landing

Having UPVC double glazed window to the side elevation, loft access with pulldown loft ladder, airing cupboard housing the boiler providing domestic hot water and central heating, doors off to bedrooms and family bathroom.

Bedroom One

Having UPVC double glazed window to the front elevation, central heating radiator.

Bedroom Two

Having UPVC double glazed window to the rear elevation, central heating radiator.

Bedroom Three

Having UPVC double glazed window to the front elevation, fitted wardrobes over the stairs, central heating radiator.

Family Bathroom

This modern fitted bathroom having bath with mixer tap over and glazed shower screen, vanity wash hand basin, low level WC, UPVC double glazed opaque window to the rear elevation, tiled splashbacks, wall mounted chrome heated towel rail.

Outside

To the front of the property is a block paved driveway providing ample off road parking and leading to the garage.

A generous sized secure rear garden having fenced boundaries, composite decked seating area, mostly laid to lawn.

Garage

Having up and over door, power and light, UPVC double glazed door to the side giving access to the rear garden, low level wc, two double glazed opaque windows to the rear elevation.

Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















Total floor area 118.9 m² (1,280 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Burchell Edwards on

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1-3 Bridge Street
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EPC Rating: D

Council Tax Band: C

Tenure: Freehold

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The Property Ombudsman

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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