Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



7 Bramble Way, Kilburn, Derbyshire, DE56 0LH

£175,000

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Offered with vacant possession/no chain. A modern semi detached home situated in a popular location. Offering well proportioned two double bedroom accommodation with driveway and gardens. Viewing is recommended.







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The well maintained and proportioned accommodation comprises entrance porch, lounge / diner and fitted kitchen. To the first floor are two good sized double bedrooms and family bathroom.

Benefitting from quality UPVC double glazed windows and doors and gas central heating.

To the front of the property is a lawned fore garden. The driveway to the side provides ample off road parking. The rear enclosed garden has a paved patio area and is laid to lawn.

Situated in a popular cul-de-sac location on a sought after development, close to Belper and local amenities whilst being close to major road links including the A38, M1 and A6 to Derby and Nottingham. Kilburn village has excellent primary schools and local amenities ie post office and convenience store, take away and popular real ale pub.

ACCOMODATION
A stylish composite part glazed entrance door allows access.

ENTRANCE PORCH
There is a telephone point and UPVC double glazed window to the front.

LOUNGE DINER
17'3" x 12'0" (Max) (5.26 x 3.66 (Max))
Having a UPVC double glazed window to the front, television aerial point, telephone connection port, smoke alarm, useful under-stairs cupboard providing excellent storage, radiator and a marble fire surround with marble hearth and insert. Stairs climb off to the first floor.

BREAKFAST KITCHEN
11.9'0" x 6.8'0" (3.63 x 2.07)
Appointed with a range of white shaker style base cupboards, drawers and eye level units housing the wall mounted boiler, with rolled top granite effect work surface incorporates a composite style white sink drainer with mixer taps and splash back tiling. Integrated appliances include a free standing electric cooker, space for fridge freezer and plumbing for washing machine. There is slate effect tiled flooring and sliding glass patio door leading to rear garden patio area.

ONTO THE FIRST FLOOR

LANDING
With access to the part boarded roof void, and smoke alarm.

BEDROOM ONE
12'0" x 9.8'0" (3.66 x 2.99)
Having a UPVC double glazed window to the rear elevation, and single radiator.

BEDROOM TWO
12'0" x 8.9'0" (Max) (3.66 x 2.71 (Max))
Having a radiator, UPVC double glazed window to the front and a useful built-in cupboard provides storage housing the

copper cylinder hot water tank and ample linen storage.

BATHROOM

Appointed with a three piece suite comprising panelled bath with electric triton shower and shower curtain, vanity wash hand basin and low flush WC. Having complementary full tiling with border detail, UPVC double glazed window to the side elevation, radiator and towel rail.

OUTSIDE

To the front of the property is a lawned fore garden and driveway to the side. The enclosed rear garden is mainly laid to lawn with garden shed, playhouse, outdoor lighting and paved patio area.









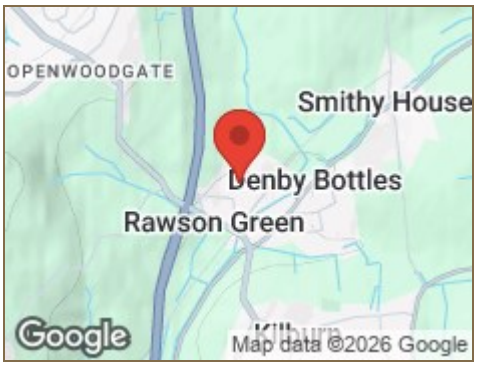
Road Map



Hybrid Map



Terrain Map



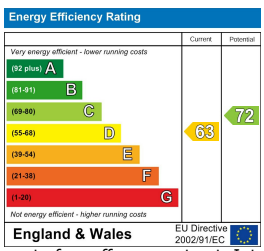
Floor Plan

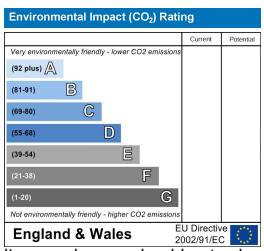


Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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