

for sale

£210,000



## Kerrys Yard Kilburn Belper DE56 0LX

A stunning character property offering three bedrooms situated in the heart of Kilburn Village. The cottage benefits from off road parking and a garden. Early viewing recommended.

# Kerrys Yard Kilburn Belper DE56 0LX

## Lounge Diner

A charming and well-proportioned front room offering ample space for both lounge and dining furniture. This delightful reception room features exposed ceiling beams, a uPVC double-glazed window to the front elevation, and an entrance door. Additional highlights include a beautiful recessed feature fireplace with an inset multi-fuel stove, a useful under-stairs storage cupboard, television point, and stairs rising to the first-floor landing. A door leads through to the kitchen.

## Kitchen

The kitchen is fitted with a range of shaker-style wall and base units complemented by solid wood worktops and a Belfast sink. Integrated appliances include a dishwasher, fridge, freezer, and extraction unit, with a range-style double oven and gas hob providing a focal point for the space.

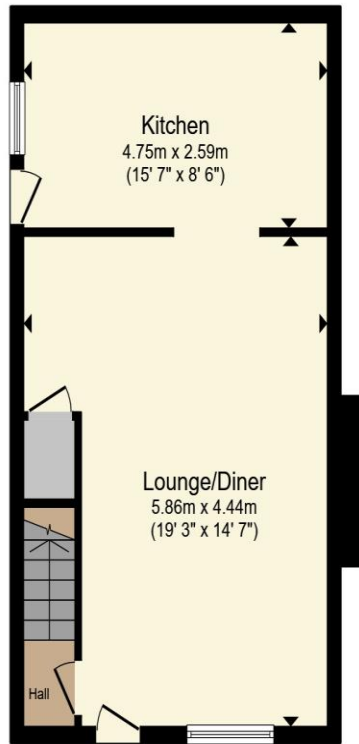
An external door to the side elevation offers convenient access to both the front and side of the property, accompanied by a window for additional light. A striking central roof lantern floods the room with natural light, enhancing the sense of space. Finished with tiled flooring and a radiator.

## First Floor Landing

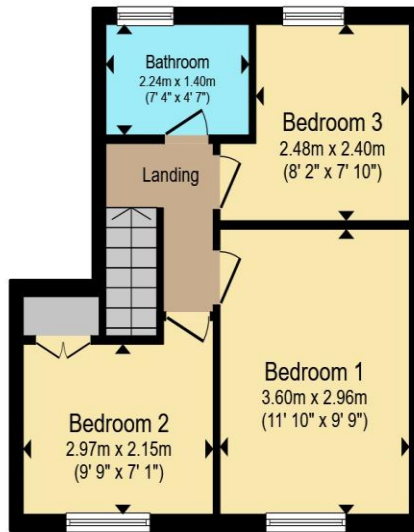
Leading to all rooms







**Ground Floor**



**First Floor**

Total floor area 74.9 m<sup>2</sup> (806 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](http://www.propertybox.io)



To view this property please contact Hall & Benson on

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Property Ref: BPR102381 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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