



Horsley Road  
Kilburn BELPER

burchell  
edwards



### Property Description

Situated in the popular village of Kilburn is this spacious, two bedroom, well-presented semi-detached home boasting countryside views to the front & rear, a generously sized rear garden and ample off-road parking. The property is offered for sale with no upward chain, and in brief the accommodation comprises to the ground floor; An entrance hallway, a cosy lounge, dining room with log burning stove opening to the fitted kitchen with French doors leading to the garden and a ground-floor shower room. To the first floor are two well-proportioned double bedrooms with an en suite to the master bedroom. Outside, to the front is a driveway providing ample off-road parking and side access that leads to a generously sized rear garden laid mainly to lawn with a paved seating area, greenhouse, outbuilding and stunning countryside views.

### Entrance Hall

The property is entered via a UPVC double glazed door to the front elevation into a hallway where there is Quarry tiled flooring, stairs off leading to the first floor, a useful understairs storage cupboard with plumbing for a washing machine, radiator, UPVC double glazed window to the front elevation and doors leading to the lounge, dining room and shower room.

### Lounge

A cosy lounge having a UPVC double glazed window to the front elevation, tiled hearth, radiator and exposed floorboards.

### Dining Room

The focal point to this beautiful room is the exposed brick chimney breast with a multi fuel burning stove, radiator, exposed floorboards and open access to the kitchen.

### Kitchen

A well appointed kitchen having a matching range of wall and base units with work surface over incorporating a one and a half bowl sink and drainer unit with mixer tap over, four ring gas hob with extractor over. There is an integrated electric oven, integrated dishwasher, space for a fridge/freezer, tiled flooring and a radiator. The kitchen is nice and bright befitting for a skylight to the rear, UPVC double glazed window and french doors to the rear looking out on to beautiful countryside views.

### Shower Room

Fitted with a mains fed shower cubicle, vanity wash hand basin with mixer tap over, low level WC, heated towel rail, shaver point, fully tiled flooring and walls, spot lighting to ceiling and an obscured UPVC double glazed window to the side elevation.

### Landing

Benefiting from an original feature window to the front elevation, wood panelled doors leading to the bedrooms and a useful storage cupboard.

### Bedroom One

Benefiting from open countryside views to the rear elevation from a UPVC double glazed window, radiator, loft access which we have been informed is insulated and a door opening to the en-suite.

### En-Suite

A well appointed modern three piece suite comprising bath with a mixer tap over, vanity wash hand basin, a low level WC, splash back tiling and an obscured UPVC double glazed window to the side elevation.

### Bedroom Two

A double bedrooms with a UPVC double glazed window to the front elevation also benefiting from having stunning open countryside views and a radiator.

## Outside

To the front of the property there is a graveled driveway providing off road parking with gated side access leading to the generous rear garden which has fenced boundaries, paved seating area, mainly laid to lawn with a greenhouse and a stunning open aspect view. There is a brick outbuilding housing the boiler with power and lighting.

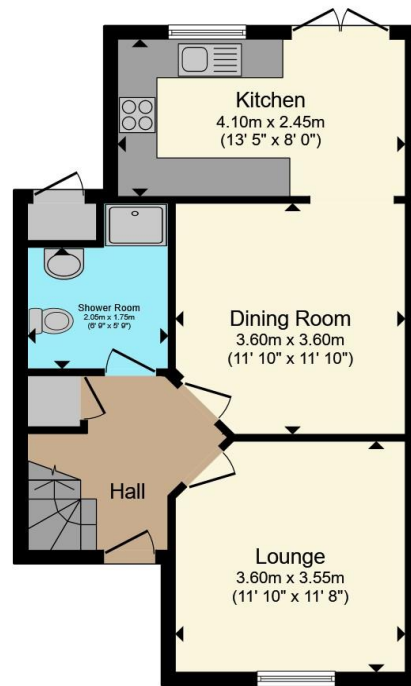
## Agents Note

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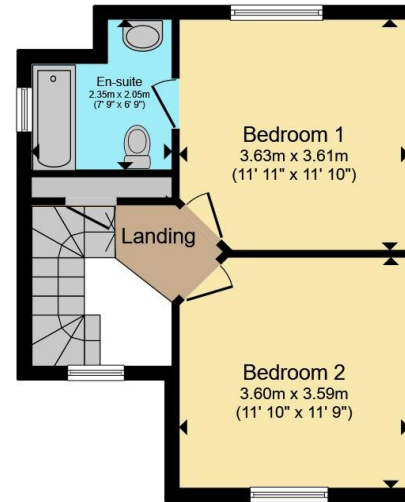








**Ground Floor**



**First Floor**

Total floor area 86.0 m<sup>2</sup> (926 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)



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EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

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