



WOODHOUSE ROAD, KILBURN, BELPER

PRICE £475,000

4 BEDROOM | 2 BATHROOM | 1 RECEPTION



WELCOME TO WOODHOUSE ROAD

INDIVIDUALLY DESIGNED DETACHED HOME WITH BEAUTIFULLY LANDSCAPED GARDENS – Occupying an elevated position and enjoying attractive views from the front-facing first floor rooms, this impressive four double bedroom detached residence offers spacious and versatile accommodation ideally suited to modern family living.

Presented to a high standard throughout, the property combines generously proportioned living spaces with practical design features, including a substantial entrance hallway, a dual-aspect lounge, a well-equipped breakfast kitchen and a useful utility room with integral garage access. The first floor provides four double bedrooms, including a principal bedroom overlooking the rear garden with an en-suite shower room, alongside a contemporary refitted family bathroom finished to a high standard.

A particular highlight of the home is the beautifully landscaped rear garden, thoughtfully designed to create an attractive and private outdoor environment for relaxing and entertaining. With ample off-road parking, excellent storage throughout and a desirable village setting, this is a superb opportunity for families seeking both space and quality.

THE DETAIL

The Detail

The property is entered via a composite feature entrance door with inset glazing, opening into a generous entrance hall where solid wood flooring extends through much of the ground floor accommodation, creating an immediate sense of quality. The lounge is an impressive dual-aspect reception room, benefiting from excellent natural light, a feature fireplace incorporating an inset coal-effect gas fire and direct access to the rear garden. There is ample space for both seating and dining arrangements, making it an ideal room for both everyday living and entertaining.

Positioned at the rear of the property, the breakfast kitchen is fitted with a range of matching wall and base units complemented by generous work surface areas, recessed lighting, an integrated oven and grill, together with a NEFF four-ring gas hob and extractor hood. A practical utility room provides additional storage, plumbing for appliances, external access and an internal door leading to the integral garage, which benefits from power, lighting and a wall-mounted boiler. The ground floor also benefits from a useful cloakroom fitted with a low-level WC and wash hand basin.

To the first floor, the landing provides access to the loft space and two separate airing cupboards, offering excellent storage. The principal bedroom enjoys a pleasant outlook over the rear garden and benefits from fitted bedroom furniture together with an en-suite shower room. There are three further double bedrooms, two of which enjoy attractive elevated views from the front elevation, while one also incorporates a built-in wardrobe and useful overstairs storage. The family

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bathroom has been thoughtfully refitted with a contemporary suite comprising a large walk-in thermostatic shower, vanity unit with integrated wash hand basin, concealed flush WC, stylish tiling and recessed lighting.

Externally, the property enjoys a substantial tarmac driveway providing generous off-road parking, alongside established planting areas that enhance the approach. The rear garden is a particular feature of the home, having been beautifully landscaped to create a private and attractive outdoor setting. A substantial patio provides the perfect space for outdoor dining and entertaining, whilst mature hedging, well-stocked flower and shrub borders, decorative gravel beds and carefully maintained planting combine to create a garden that can be enjoyed throughout the seasons.

Kilburn is a well-regarded village offering a range of everyday amenities, including a popular primary school, local shops and a traditional village pub. The nearby market town of Belper provides a wider selection of independent shops, cafés, restaurants and leisure facilities. Residents can also enjoy an abundance of countryside walks and outdoor pursuits within the surrounding area, making this an excellent location for those seeking village living with easy access to both amenities and open green spaces.





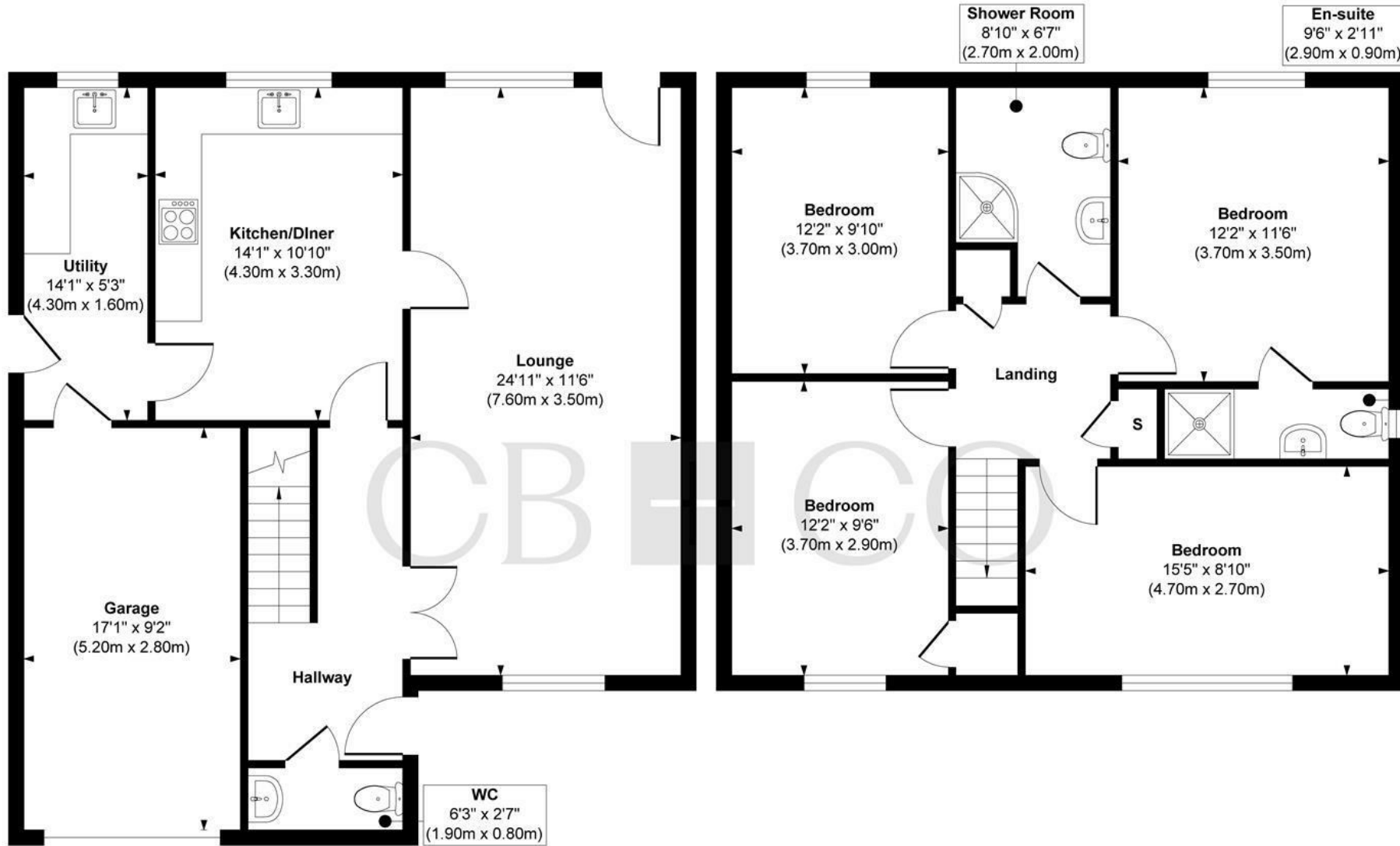








Woodhouse Road



Ground Floor
Approximate Floor Area
800 sq. ft
(74.40 sq. m)

First Floor
Approximate Floor Area
695 sq. ft
(64.60 sq. m)

Approx. Gross Internal Floor Area 1495 sq. ft / 139.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

1338.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

D

- Individually Designed Detached Family Home Occupying An Elevated Position
- Four Double Bedrooms Including A Principal Bedroom With En-Suite
- Dual-Aspect Lounge With Feature Fireplace And Direct Garden Access
- Space Within The Lounge For Both Relaxed Seating And Formal Dining
- Well-Appointed Breakfast Kitchen With NEFF Appliances
- Practical Utility Room With Additional Storage And Garden Access
- Contemporary Refitted Family Bathroom Featuring A Large Walk-In Thermostatic Shower
- Tarmac Driveway Providing Ample Off-Road Parking For Multiple Vehicles
- Beautifully Landscaped Rear Garden With Patio, Mature Planting And Lawn
- Integral Garage With Power, Lighting And Internal Access

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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