

Home 2 Sell

Quality Service For Less



£220,000

93 Elm Tree Avenue, Kilburn, DE56 0NN

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Situated in the popular village of Kilburn Derbyshire is this attractive brick built semi detached residence which represents an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and well maintained three bedroomed family home. The property sits on a generous corner plot having a SINGLE GARAGE, off road parking and gardens to the front, side and rear. Having double glazing and electric storage heaters. Accommodation comprising in brief of; entrance hall, lounge and fitted kitchen. To the first floor landing three well proportioned bedrooms and a family bathroom having a three piece suite. We recommend an internal inspection to fully appreciate all that is on offer.

NO UPWARD CHAIN.

DRAFT DETAIL SUBJECT TO CHANGE AND VENDOR APPROVAL.

Entrance Hall

The property is entered via a traditional door having glazed insert, with matching double glazed side window. Wall light, under stairs recess, electric storage heater and stairs off to the first floor landing.

Lounge

10'6" x 12'7" extending 13'10" (3.21m x 3.84m extending 4.23m)

Having glazed double doors to the dining kitchen, double glazed window to the front elevation, feature stone fireplace with television stand, coving to the ceiling and light.

Dining Kitchen

16'7" x 8'2" extending 9'1" (5.07m x 2.50m extending 2.78m)

Having a fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a sink drainer unit with Swan neck mixer tap. Complimentary splash back tiling, cooker, automatic washing machine and electric storage heater. Having Double glazed doors to the rear garden aspect with matching side panels and double glazed window to the rear garden aspect. Ceiling light, strip light and wood grain effect flooring.

To the first floor landing

Having cupboard containing the domestic hot water tank. Double glazed window to the side elevation and ceiling light.

Bedroom One

12'2" x 8'5" (3.73m x 2.59m)

Having a double glazed window to the front elevation having roof top views, laminate flooring, fitted wardrobe and ceiling light.

Bedroom Two

9'3" x 8'6" (2.83m x 2.61m)

Having a double glazed window to the rear elevation, laminate wood grain effect flooring, fitted wardrobe and ceiling light.

Bedroom Three

7'9" reducing 4'8" x 8'9" reducing 5'11" (2.37m reducing 1.43m x 2.69m reducing 1.82m)

Having a double glazed window to the front elevation, fitted cupboard, dresser and storage, wood grain effect flooring and ceiling light.

Family Bathroom

Having a three piece suite comprising of a close couple WC, vanity hand wash basin with fitted cupboard and a bath having panelled side. Opaque double glazed window to the rear elevation, complimentary wall tiling and ceiling light.

Outside

The property sits in a prominent position enjoying a corner plot with mature front and side garden laid mainly to lawn with mature planting and hedgerow. To the rear a delightful rear garden which enjoys a most pleasant aspect having a patio terrace immediately to the rear making an ideal space for el fresco dining and entertaining. Having block paved patio and steps to a rockery garden having a varied and interesting selection of shrubs, perennials and herbaceous planting. Pergola and green house.

Garage

Having up and over door. Courtesy door to the side access.

Area

Kilburn is a much sought after village offering a wide range of amenities including general store, selection of local village inns and good schooling within close proximity. It is conveniently located near to excellent transport links, in particular the A38 which provides easy access to the main motorway network in the north and Derby City Centre in the south which offers a comprehensive range of services.

Directional Note

Leaving Belper along Kilbourne Road continue to Kilburn Toll Bar traffic lights proceeding over into Bywell Lane, turning left at the mini roundabout into Highfield Road continuing into Chapel Street before turning right into Elm Tree Avenue follow the road round where the property can be found on the left hand side.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC