



£200,000

Kilbourne Road, Belper DE56 1RZ

Terraced House | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Large End Of Terraced Cottage
- 2 Double Bedrooms & 1 Reception Room
- Farmhouse Style Kitchen/Diner
- Large Rear Garden
- Close Proximity To Belper Town Centre
- Ideal First Time Buy Or Downsize
- Charm & Character Throughout
- COUNCIL TAX BAND B

Property Description

Opportunity to acquire this unusually large end of terrace cottage located on sizable plot and offering parking.

Main Particulars

Derbyshire Properties are delighted to introduce for sale this unusually large and terrace cottage located within close proximity to Belper town Centre. The property is positioned on a sizable plot with large rear garden and off street parking. The room layout comprises of an entrance hallway, lounge, under stairs storage cupboard and farmhouse breakfast kitchen. To the first floor a landing provides access to 2 double bedrooms and bathroom. Externally, the property offers a front garden which is laid to lawn with inset pathway. The rear garden is mainly laid to lawn with stocked borders, hedged boundaries and parking. We recommend the property would ideally suit first time buyers, potential downsizes and maybe even small families.

Entrance

Entered via hardwood door from the front elevation, carpeted staircase to 1st floor landing and internal door leading to:-

Lounge

With solid wood floor covering, double glazed window to front elevation, wall mounted radiator, TV point, decorative wall lighting, spot-lighting, additional window to the side elevation and feature stone wall. The feature focal point of the room is a cast iron log burner set within a stone fireplace with raised stone hearth. Under stairs storage cupboard and internal door leading to :-

Farmhouse Kitchen/Diner

This well proportion kitchen/dining room comprises of range of wall and based mounted oak units with solid wood worksurface incorporating sink drainer unit with mixer taps and tiled splashback. Integrated electric oven, four ring gas hob with pull out extractor canopy over. Wall mounted gas combination boiler, under counter space for fridge, under counter space and plumbing for washing machine, exposed beams to ceiling, wall mounted shelving, radiator, feature exposed stone wall, tiled floor covering and double glazed window windows and door to the rear elevation.

First Floor

Landing

Accessed via the main entrance hallway with double glazed window to side elevation and internal doors providing access to both bedrooms and bathroom. Wall mounted large single radiator.

Bedroom 1

With double glazed window to the front elevation, wall mounted radiator and useful over stairs storage cupboard/wardrobe.

Bedroom 2

With double glazed window to the rear elevation providing views over the wonderful rear garden, wall mounted single radiator and space for bedroom furniture.

Bathroom

Comprising of a three-piece suite to include WC, panelled bath with mains shower over with complimentary shower screen, pedestal wash hand basin with tiled splashback's. Tiled floor covering, wall mounted single radiator, double glazed obscured window and wall mounted extractor vent.

Disclaimer

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- 2: These particulars do not constitute part or all of an offer or contract.
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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