BRICKS + MORTAR

Windmill Avenue, Kilburn
Belper, DE56 0PQ

Located in the heart of this popular village, this home is within walking distance of schools and countryside walks. With an EPC rating of C, the home has a garage, driveway parking for 4-5 vehicles, large conservatory and organic garden. Subject to planning consent, there is potential to add a double-height extension to the left of the home and/or to extend above the garage, as has been done by other homeowners on this street.

On the ground floor, the entrance hallway leads through to the kitchen, living room, conservatory, utility room and ground floor WC. To the first floor are three bedrooms and the family bathroom. The rear garden includes an orchard, greenhouse, pond and shed.

Kilburn has a village centre with grocery shops and a range of takeaways. There is a nursery, infant and primary schools and countryside walks in all directions. Nearby Belper has a thriving town centre which has been named Britain's best high street twice in recent years. World-famous Denby Pottery is just over a mile away and there are great road links from the A38 to Derby, Mansfield, the M1 and beyond.

- Three bedroom, one bathroom link-detached home
- Panoramic far-reaching views
- Potential for extensions to both sides (subject to planning consent)
- Organic garden with orchard and pond
- Driveway parking for 4-5 vehicles plus garage
- Walking distance to village centre and countryside walks
- Garden has been extended by current owners
- Kitchen, utility, living room and conservatory
- EPC rating C
- Greenhouse and shed included in sale

£283,000

Windmill Avenue, Kilburn, Belper, DE56 0PQ

Front of the home

The block-paved driveway has space for 2-3 vehicles to park in front of the home - and a gated entrance to a further drive beside the home offers additional parking for another two vehicles. A fence and planted borders to the front and left boundary include a tall cypress tree and Japanese aralia.

Enter the home through a half-glazed uPVC front door with wall-mounted light to the right and a slate bed on the left.

Entrance Hallway

This wide and welcoming hallway has a high ceiling with recessed spotlights and ceramic tiled floor. There is plenty of space for coats and footwear after a hearty local walk. The hallway has an oak veneer floor, stairs to the first floor on the right, a radiator on the left and open storage under the stairs. A door at the far end opens into the kitchen.

Breakfast Kitchen

11'5" x 10'4" (3.5 x 3.15)

This bright and airy room has a ceramic tiled floor which flows seamlessly into the utility room on the right. There are extensive granite worktops including a breakfast bar peninsula with space for 3-4 stools. To the left are a range of high and low level cabinets. Opposite, the worktop has an integral stainless steel sink with chrome mixer tap beneath the window looking through to the conservatory. On the right is a Zanussi five-ring gas hob with a curved glass and brushed chrome extractor fan above. To the right is a Zanussi double oven and combi-oven.

The kitchen has recessed ceiling spotlights, a full-height larder cupboard and open entrances to the living room and utility room.

Living Room

23'7" x 10'11" (7.2 x 3.35)

This long light and airy room has a wide west facing window, new oak veneer flooring and two radiators. There is plenty of space for flexible furniture layouts and the room has a ceiling light fitting, recessed ceiling spotlights and double French doors into the conservatory.

Conservatory

14'1" x 10'5" (4.3 x 3.2)

This versatile room has glazing on three sides to the north, east and south bringing lots of natural light in. Currently used primarily as a dining room, this still leaves plenty of space for seating and additional furniture. The room has a ceramic tiled floor, wall lights, two radiators (meaning it is suitable for use all year round) and double French doors to the garden.

Utility Room

6'11" x 5'8" (2.12 x 1.75)

This very useful space beside the kitchen has space for an American-style fridge freezer. On the right is a worktop with space and plumbing below for a washing machine. Above is a cupboard and there is a radiator and a uPVC door to the side path out to the rear garden and garage.

WC

5'8" x 3'3" (1.75 x 1)

With a ceramic tiled floor, there is a 'Twyford' ceramic WC with integral flush, wall-mounted ceramic sink with chrome taps, a Baxi boiler, frosted double glazed window, extractor fan and ceiling light fitting.

Stairs to first floor landing

From the entrance hallway, carpeted stairs with a banister on the left lead up to the galleried landing, with a wide south facing window on the right. There are recessed spotlights, a loft hatch and a cupboard with shelving. Matching panelled doors with brass handles lead into the bathroom and three bedrooms.

Bathroom

7'10" x 5'4" (2.4 x 1.65)

The modern bathroom has a large bath with chrome taps and mains-fed shower with tiled surround. There is a ceramic pedestal sink with chrome mixer tap and a ceramic WC with integral flush. The room has two patterned double glazed windows, wall-mounted mirrored cabinet, recessed ceiling spotlights, extractor fan, tile-effect laminate flooring and heated towel rail.

Bedroom One

12'1" x 11'5" (3.7 x 3.5)

This spacious double bedroom at the front of the home has an open feel, with no houses directly opposite. This dual aspect room has light flooding in through the windows facing west and north. Full-height, full-width fitted wardrobes on the right create lots of space in the room for a double bed and additional furniture. The room is carpeted and has a radiator and ceiling light fitting.

Bedroom Two

11'3" x 9'2" (3.45 x 2.8)

A double bedroom at the rear of the home, this room has great elevated east facing views over rooftops to the hilly countryside beyond the edge of the village. The room is carpeted and has a radiator and ceiling light fitting.

Bedroom Three

8'0" x 7'11" (2.45 x 2.42)

This carpeted bedroom at the front of the home could be a nursery or home office. It has a radiator and ceiling light fitting.

Garage

16'10" x 10'0" (5.15 x 3.05)

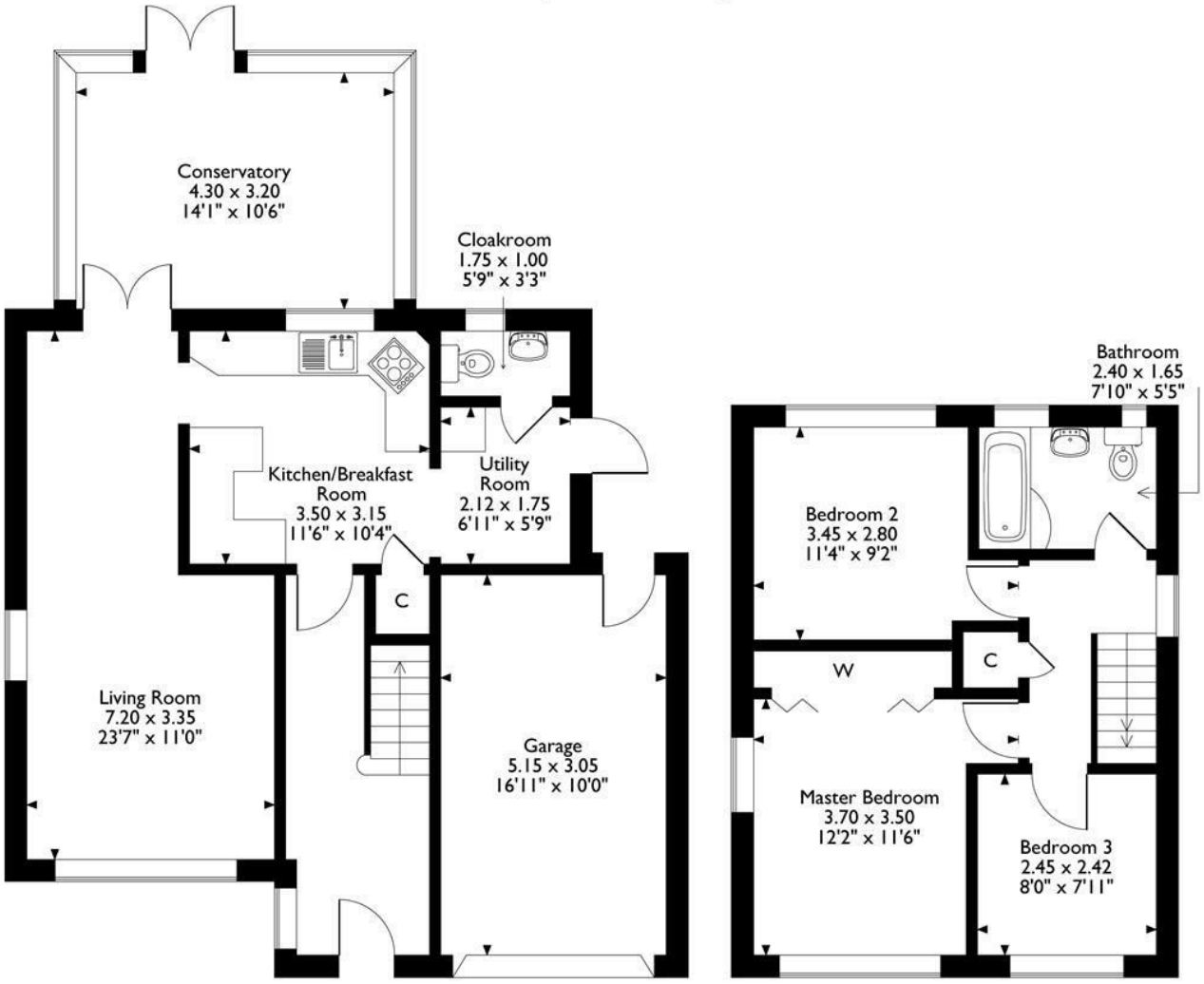
The large garage has a concrete floor, lighting, power and workbench. Other homes in the street have extended upwards to attach an additional bedroom to the house and so there seems to be precedent to extend this home in a similar fashion.

Rear Garden

The current owners bought some adjacent land and so this is now an extended garden, which has been lovingly tended over many years. This mature, organic garden is well-stocked with a range of colourful plants and bushes. On the left is the block-paved driveway with space for two vehicles and a shed. As mentioned earlier, subject to planning, this area offers the potential to add a two-storey extension.

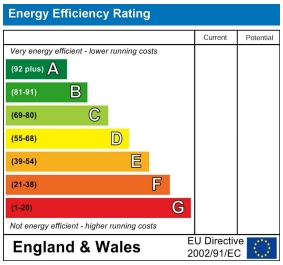
The garden includes a lawn, natural pond and extensive orchard with russet apple, cherry, bramley, plum and crab apple trees plus raspberries, thornless blackberry and blackcurrant plants. There is also a vegetable patch and timber fences forming the boundary. It is a peaceful haven, filled with abundant fruits and vegetables.

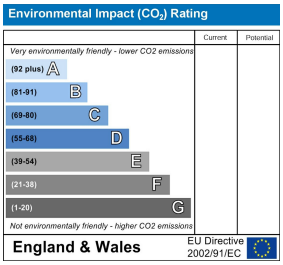
43 Windmill Avenue
Approximate Gross Internal Area
118 Sq M / 1270 Sq Ft



Ground Floor **First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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