



## 106 Rykniel Road, Kilburn, Belper, DE56 0PF

**£375,000**



An individual 1930's traditional detached chalet style residence occupying a generous plot with mature gardens. Situated on the outskirts of the popular village of Kilburn, close to local amenities and excellent road links. The versatile three bedroom accommodation offers enormous potential to extend, occupying a plot of approx 0.33 acre. Viewing is strongly recommended.



# 106 Rykniel Road, Kilburn, Belper, DE56 0PF

£375,000



Offered with vacant possession/ no chain. The welcoming accommodation comprises entrance porch, reception hallway, sitting room, dining room and fitted kitchen together with utility store, WC and a ground floor bedroom/ office. To the first floor there are two double bedrooms and the family bathroom.

The property has been individually designed and built in 1937 by the Oates family. Benefitting from UPVC double glazed windows and doors, gas central heating and insulation.

The property enjoys an elevated position sitting centrally in the generous plot, extending to approx 0.33 acre of mature gardens with pond to the front. A driveway provides ample off road parking and leads to a garage. The rear garden is laid to lawn with a productive vegetable plot. There is enormous potential to extend or develop, subject to planning permission.

Kilburn is a popular village surrounded by countryside with excellent local amenities including doctors surgery, primary schools, convenience stores, public houses and golf courses nearby. Having easy access to Derby and Nottingham via major roads including the A38, M1 and A610 whilst close to Belper, Heanor and Ripley.

## ACCOMMODATION

UPVC double glazed sliding patio doors allow access.

## ENTRANCE PORCH

There is shelving and an original glazed entrance door allows access to :

## RECEPTION HALLWAY

There is a telephone table, radiator and a useful under stairs store with coat hanging and light. Stairs climb off to the first floor.

## SITTING ROOM

12' x 14'2 into box bay window (3.66m x 4.32m into box bay window)

A naturally light room with dual aspect UPVC double glazed window to the side and a box bay UPVC window with window seat and storage built in, to the front, enjoying views over the garden. There is a range of in-built book shelving, coving to the ceiling, radiator and a TV aerial point.

## DINING ROOM

11'1 x 9'6 (3.38m x 2.90m )

There is a radiator, secondary glazed UPVC window to the side and a UPVC double glazed box bay window to the front with window seat storage.

## BEDROOM THREE/ OFFICE

9'6 x 8' (2.90m x 2.44m)

There is a secondary glazed UPVC double glazed window overlooking the rear garden and radiator.

## FITTED DINING KITCHEN

14'10 x 8'4 (4.52m x 2.54m )

Fitted with a range of pine base cupboards, drawers and eye-level units with a marble effect rolled-top work surface incorporating a stainless steel sink drainer with upstand and splash back tiling. There is provision for a gas cooker, fridge freezer and washing machine. There is ceramic tiled flooring and a folding breakfast table while twin UPVC double-glazed windows to the rear overlook the garden and a half-glazed door opens into the lobby.

## UTILITY STORE/ DRYING ROOM

Having shelving and a pulley for drying clothes and housing the Glowworm boiler which serves the domestic hot water and central heating system.

## GARDENERS WC

There is a high flush WC, wall mounted wash hand basin, a UPVC double glazed window and houses the electrical installation and Smart Meter.

## REAR LOBBY

Ceramic tiled floor and a UPVC entrance door allows access to the garden.

## FIRST FLOOR LANDING

There is a useful in-built cupboard and access to further storage in the eaves. It features the original picture rail and there is access to the roof void.

## BEDROOM ONE

14'7 x 12'1 (4.45m x 3.68m )

There is a range of built-in wardrobes, providing hanging and shelving, dressing table, radiator, UPVC double-glazed window to the side elevation and easy access to roof and eaves storage.

## BEDROOM TWO

12'1 x 11'6 (3.68m x 3.51m )

There is a secondary glazed UPVC double-glazed window to the side elevation enjoying views over Denby Village. There is a radiator, a built-in wardrobe and access to eaves storage.

## BATHROOM

Appointed with a three piece suite comprising a panelled bath with mixer taps and electric shower over, pedestal wash hand basin, low flush WC, wall cabinet and an in-built airing cupboard houses the copper hot water cylinder fitted with an electrical immersion heater.

## OUTSIDE

A generous drive which leads through the garden to the garage allows ample car parking and a turning space. The generous front garden is well stocked with mature trees, shrubs and flowering plants with a large fish pond, formal gardens and a wildlife garden.

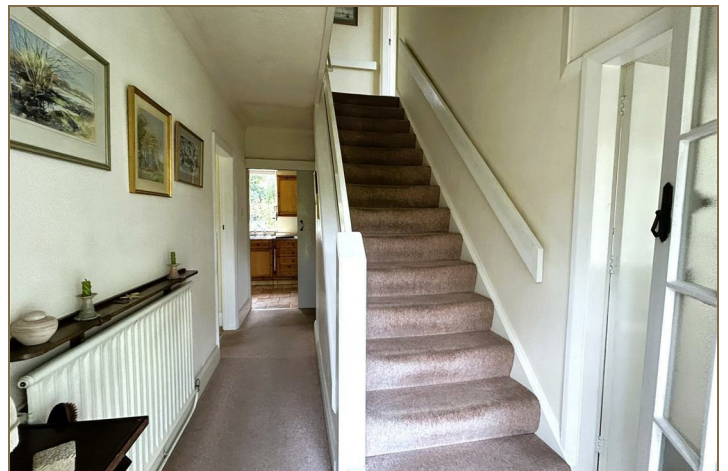
## GARAGE

17'5 x 9'4 (5.31m x 2.84m)

There is an electronic up and over door, windows to the side, light, power, storage in the roof void and personal door into the garden.

## REAR GARDEN

The generous garden is mainly laid to lawn with a sunny patio, established borders, a large wooden workshop with light and power, a greenhouse, a small wooden shed and a productive vegetable plot.



## Road Map



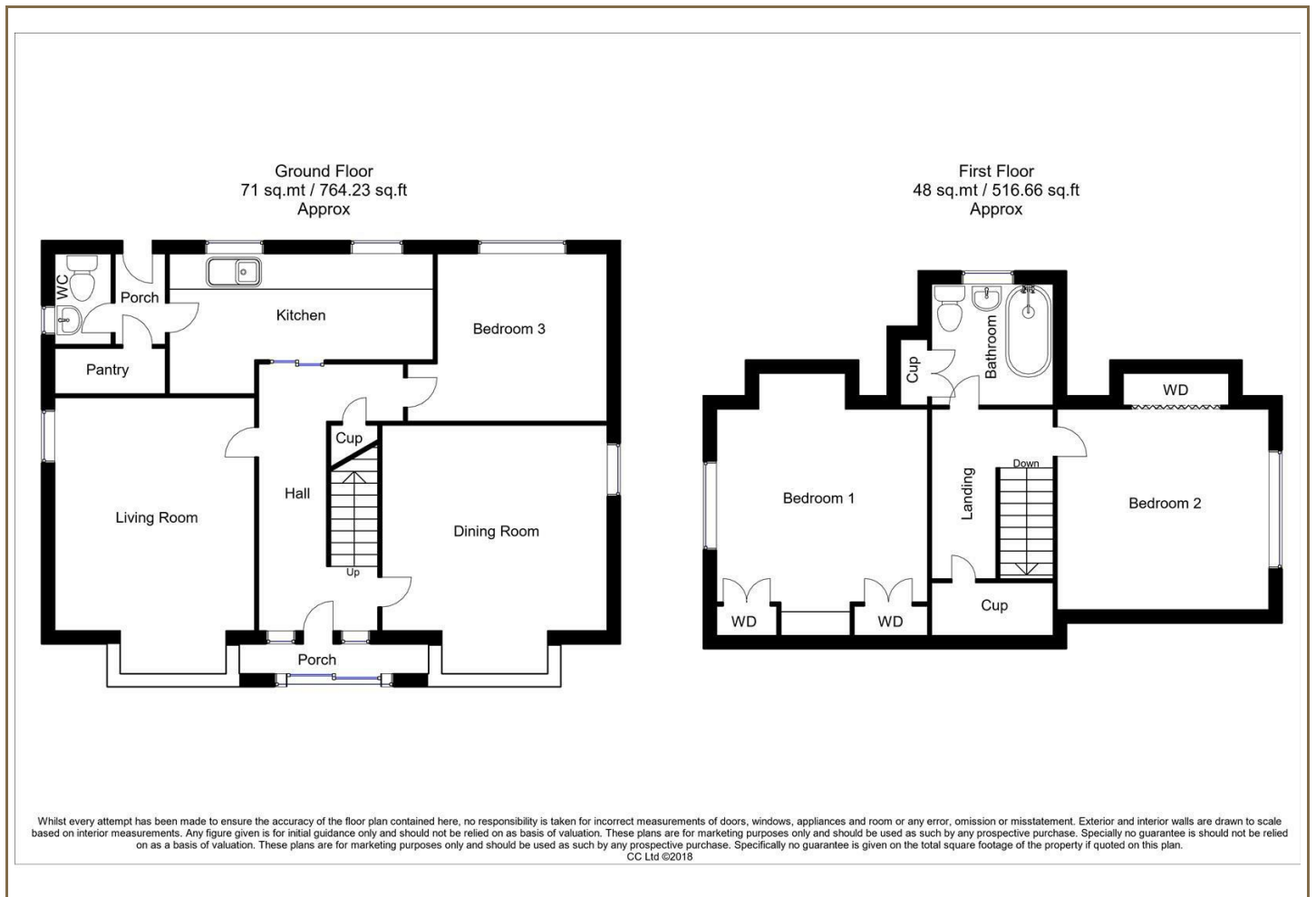
## Hybrid Map



## Terrain Map



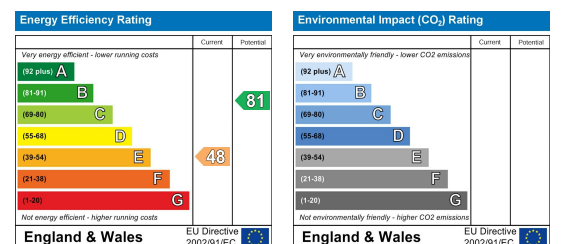
## Floor Plan



## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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