



5 Blackthorne Close, Kilburn, Belper, DE56 0LF

£166,950



Offered with vacant possession/ no chain. A beautifully presented modern two bedroom semi detached home situated in a quiet cul de sac location in the sought after area of Rawson Green. The deceptively spacious open plan accommodation has ample car parking and a low maintenance garden. Viewing is strongly recommended.



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The welcoming accommodation comprises an entrance porch, open plan lounge diner and a fitted kitchen with patio doors opening onto the garden. To the first floor there are two double bedrooms and a bathroom.

Benefitting from UPVC double glazed windows and doors, gas central heating and a security alarm system.

To the front of the property is a driveway providing off road parking. The rear enclosed garden is laid to lawn with a paved patio.

Situated in a popular cul-de-sac location on a sought after development, close to Belper and its local amenities, whilst being close to major road links including the A38, M1 and A6 to Derby and Nottingham. Kilburn village has excellent primary schools and local amenities ie post office and convenience store, take away and popular real ale pub.

ACCOMMODATION

A UPVC half glazed entrance door opens into:

ENTRANCE PORCH

There is a UPVC double glazed window to the front and a radiator.

LOUNGE DINER

17'5 x 11'11 (5.31m x 3.63m)

A naturally light and spacious room with UPVC double glazed window to the front, radiator, TV aerial point, satellite connection, telephone point, new carpet, and stairs climb to the first floor. A useful under stairs cupboard provides storage.

KITCHEN

11'11 x 7'8 (3.63m x 2.34m)

Appointed with a range of base cupboards, drawers and eye level units with wood grain effect rolled top work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated electric oven, gas hob, extractor hood, space for a fridge freezer and plumbing for a washing machine. There is a radiator, wood grain vinyl flooring, sliding patio doors opening onto the garden and a wall mounted Worcester boiler serves the domestic hot water and central heating system.

TO THE FIRST FLOOR

LANDING

There is access to the roof void.

BEDROOM ONE

11'11 x 9'9 (3.63m x 2.97m)

Having a radiator, TV aerial point,

telephone point and a UPVC double glazed window to the rear elevation.

BEDROOM TWO

11'11 x 9'1 (3.63m x 2.77m)

There is a UPVC double glazed window to the front elevation, radiator and a built-in over stairs airing cupboard houses the hot water cylinder and provides linen storage.

BATHROOM

Appointed with a three piece suite comprising a panelled bath with mixer shower taps, pedestal wash hand basin and low flush WC. There is complementary full tiling, vinyl flooring, radiator and a UPVC double glazed window to the side elevation.

OUTSIDE

To the front of the property is a driveway providing off road parking with a path leading to the front door and extending to the side. The fully enclosed rear garden is laid to lawn

with a paved patio area outside lighting, tap and a wooden garden shed.



Road Map



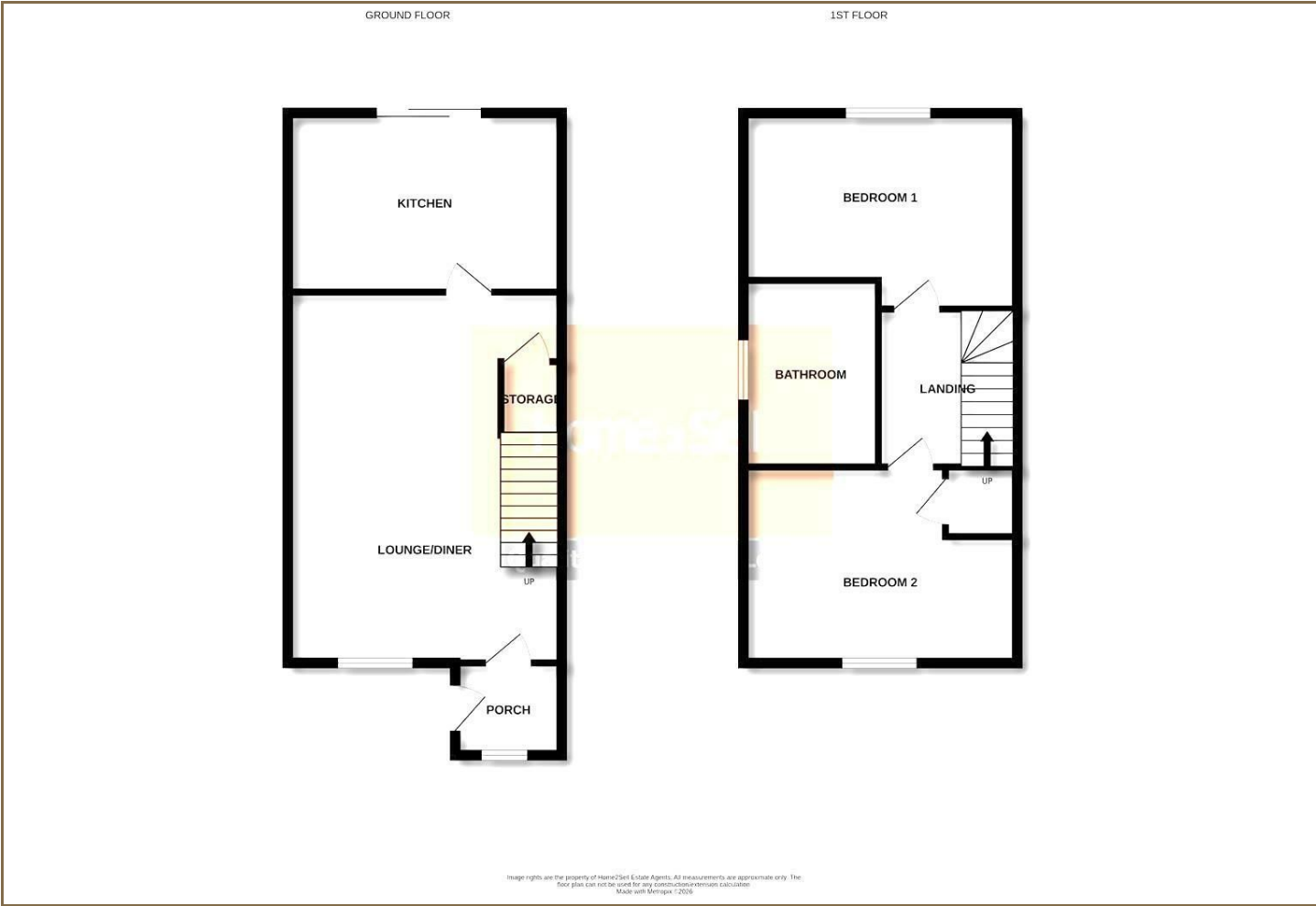
Hybrid Map



Terrain Map



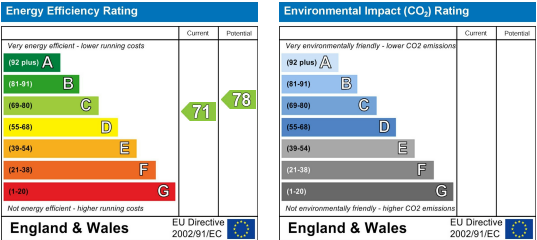
Floor Plan



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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