



5 Kiln Drive, Belper, Derbyshire, DE56 1SE

£225,000



Offered with vacant possession/ no chain. A modern town house offering contemporary open plan living with two double bedroom accommodation. There are two car parking spaces to the rear of the property and a sunny enclosed garden enjoying views. Viewing is highly recommended.



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The modern eco accommodation comprises an entrance hall with guest WC, lounge and a dining kitchen, well equipped with quality units and integrated appliances. To the first floor there are two good sized double bedrooms and a luxury bathroom.

Benefitting from UPVC double glazed windows and doors, gas central heating fired by a combi boiler and efficient solar panels to the roof.

To the front of the property is a fore garden. To the rear there are two allocated car parking spaces adjacent to the property and gate provides access through to the rear enclosed garden, with a paved seating area and countryside views over The Chevin.

ACCOMMODATION

A contemporary entrance door allows access.

ENTRANCE HALL

There is wood effect vinyl flooring, radiator and the wall mounted electrical installation.

GUEST WC

Appointed with a low flush WC and pedestal wash hand basin with splash back tiling, vinyl flooring and a radiator.

LOUNGE

10'5 x 15'6 max measurements (3.18m x 4.72m max measurements)

There is a UPVC double glazed window to the

front, telephone point, radiator, TV aerial point and stairs climb to the first floor.

DINING KITCHEN

13'2 x 7'11 (4.01m x 2.41m)

Comprehensively appointed with a range of wood grain base cupboards, drawers and eye level units with granite effect work surface over incorporating a stainless steel sink drainer with mixer taps and upstand. Integrated appliances include an electric oven, induction hob, extractor hood, washing machine and fridge freezer. There is a radiator, vinyl flooring, UPVC double glazed window to the rear and a glazed entrance door allows access to the garden. A wall mounted Vaillant combi boiler serves the domestic hot water and central heating system.

FIRST FLOOR LANDING

BEDROOM ONE

11'6 x 10'10 + wardrobe recess (3.51m x 3.30m + wardrobe recess)

There is a range of built-in wardrobes with sliding doors, providing hanging and shelving facility, radiator and a UPVC double glazed window to the rear elevation enjoying countryside views over The Chevin.

BEDROOM TWO

11'11 x 6'10 (3.63m x 2.08m)

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

LUXURY BATHROOM

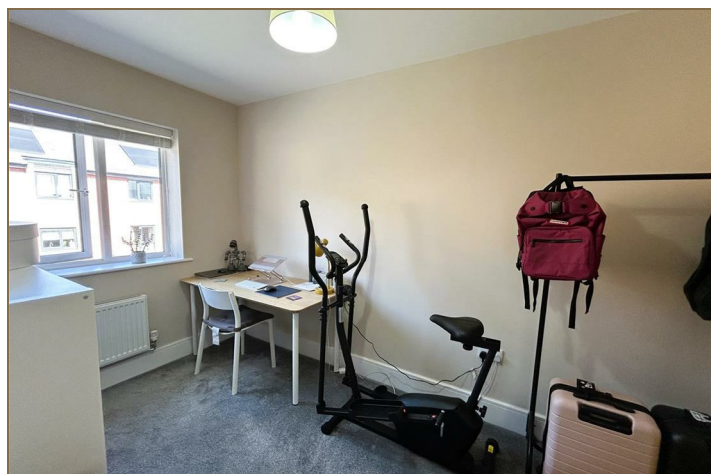
Appointed with a three piece white suite comprising a panelled bath with mixer shower taps and glazed shower screen, pedestal wash hand basin and a low flush WC. There is complementary full tiling, shaver point, heated towel radiator, extractor fan and a UPVC double glazed window to the front.

OUTSIDE

To the front is a fore garden with a path leading to the front door. There is access to rear with two off road parking spaces and an electrical supply.

GARDEN

Steps climb to the elevated rear garden, through a secure gate. The fully enclosed garden is mainly laid to lawn with a paved patio, perfect for alfresco dining and entertaining. ,



Road Map



Hybrid Map



Terrain Map



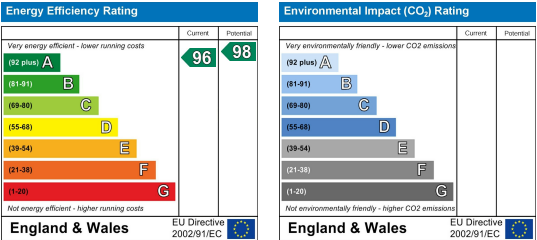
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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