



23 Kilbourne Road, Belper, Derbyshire, DE56 1HA

£189,950



A well presented and generously proportioned Victorian terraced property, offering deceptively spacious two bedroom accommodation with large attic room. Situated conveniently close to Belper and its excellent amenities. Having rear north facing garden.



23 Kilbourne Road, Belper, Derbyshire, DE5 1HA

£189,950



A well presented and generously proportioned Victorian terraced property, offering deceptively spacious two bedroom accommodation with large attic room. Situated conveniently close to Belper and its excellent amenities. Having rear north facing garden.

The welcoming accommodation comprises sitting room with feature fireplace and log burning stove, dining room and well equipped fitted kitchen. To the first floor is a double bedroom, bathroom, single bedroom and landing providing access to the spacious attic room,

Benefitting from UPVC double glazed windows and doors and gas central heating fired by a combi boiler.

A shared entry to the side provides access to the sunny north facing garden, which is laid to lawn with wooden garden shed and a paved patio area.

Situated conveniently close to excellent local amenities and within easy reach of Belper with its excellent schools, shopping, railway station, bars, restaurants and leisure facilities. Close to major roads to Derby and Nottingham, ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

A UPVC entrance door allows access.

SITTING ROOM

12' x 11' (3.66m x 3.35m)

A welcoming room with wood effect flooring, radiator, satellite connection, USB sockets, coving, built-in cupboard houses the meters and a recessed fireplace with flagstone hearth and brick inset housing a multi-fuel stove. A useful under stairs storage has light and provides excellent storage.

DINING ROOM

12'2 x 12' (3.71m x 3.66m)

Having a radiator, UPVC double glazed window to the rear laminate flooring, USB sockets, glazed doors and stairs climb to the first floor.

FITTED KITCHEN

15'10 x 6'9 (4.83m x 2.06m)

Appointed with a range of limed oak base cupboards, drawers, glazed display cabinets and eye level units with rolled top work surface over incorporating a one and a half bowl stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include electric oven, gas hob and extractor hood, space for a fridge freezer and plumbing for a washing machine and dishwasher. There are dual aspect UPVC double glazed windows to the side and rear, ceramic tiled flooring, inset lighting and a half glazed entrance door opens to the side.

FIRST FLOOR LANDING

There is access to the attic room via a second staircase.

BEDROOM ONE

12' x 11' (3.66m x 3.35m)

Having a feature original cast iron fireplace, radiator, TV aerial point, and UPVC double glazed window to the front elevation.

BEDROOM TWO

9'2 x 5'10 (2.79m x 1.78m)

Having wood effect flooring, radiator, UPVC double glazed window to the rear elevation and a built-in cupboard housing the combi boiler (serving the domestic hot water and central heating system).

BATHROOM

Appointed with a white three piece suite comprising a panelled bath with mixer shower attachment taps and glazed screen, pedestal wash hand basin and low flush WC. There is complementary half tiling, wood effect vinyl flooring, UPVC double glazed window, extractor fan, radiator and a built-in airing cupboard provides ample linen storage facility.

ATTIC ROOM

10'8 x 15'2 (3.25m x 4.62m)

(measured from a height of one meter). A spacious room with two Velux skylight windows flooding the room with natural light, radiator, polished wooden floorboards and access to eaves storage.

OUTSIDE

A shared entry to the side of the property provides access to the rear. There is a gravelled courtyard and a lawned garden with wooden garden shed, outside light and a sunny paved patio.



Road Map



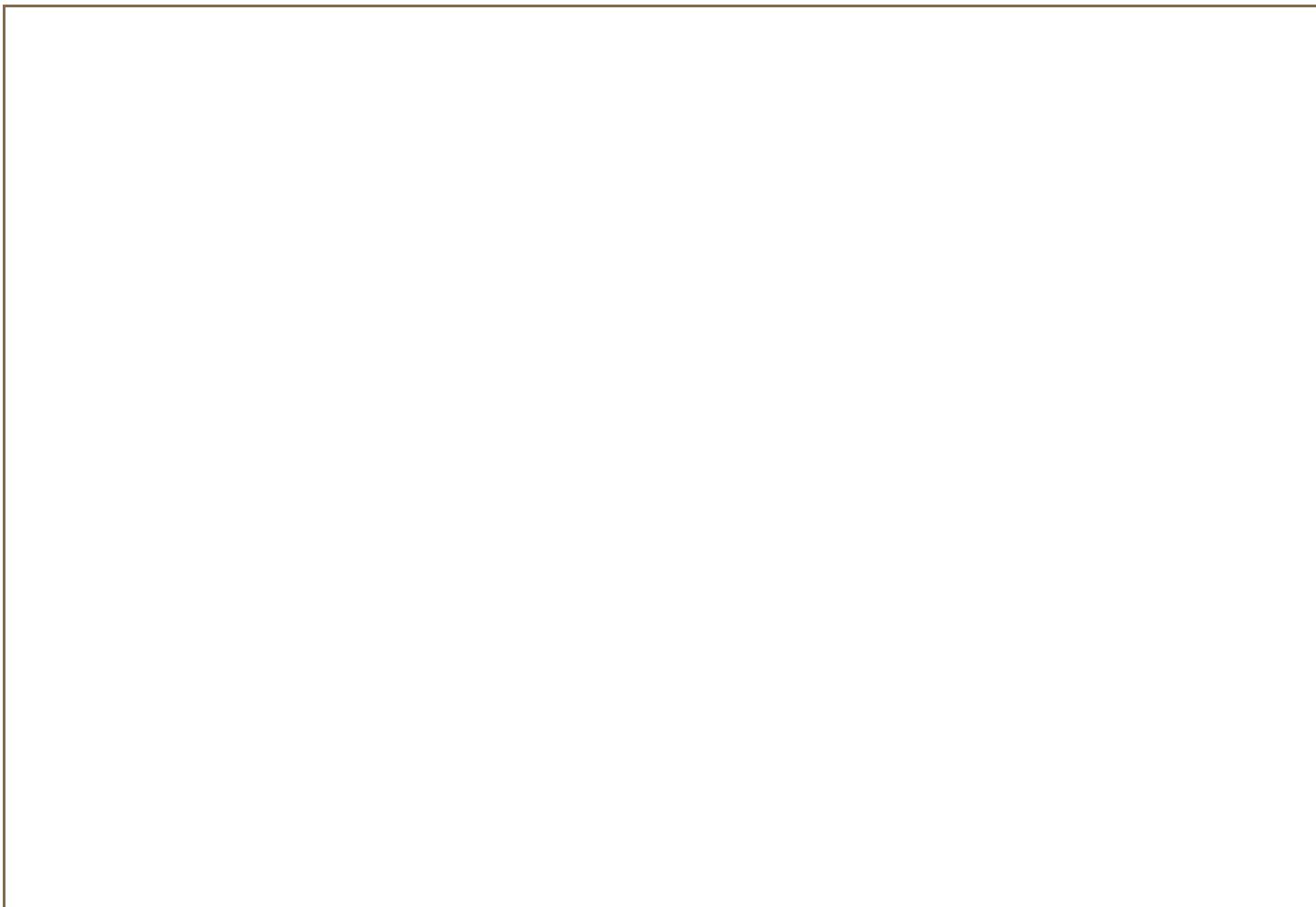
Hybrid Map



Terrain Map



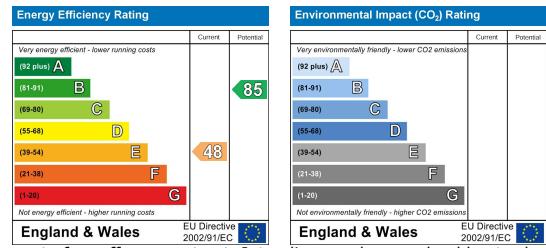
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk