

Kerrys Yard, Kilburn, Belper, Derbyshire. DE56 0LX

£325,000 - £350,000 £325,000 Freehold

FOR SALE





## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this significantly extended terraced cottage, situated in the highly regarded village of Kilburn, conveniently located close to Belper.

This charming home has been thoughtfully extended with a double-storey side addition, creating generous open-plan living spaces while retaining a wealth of original character features throughout.

The accommodation briefly comprises: a spacious dining room, a separate living room, and an extended kitchen/breakfast room offering excellent space for everyday family life and entertaining. To the first floor, a central landing provides access to three well-proportioned bedrooms and a stylish four-piece family bathroom suite. Externally, the property offers off-road parking to the front, along with two private garden areas to the side and rear elevations—ideal for relaxing or enjoying outdoor dining.

We believe this property will appeal particularly to families seeking a spacious character home in a desirable village location. An early internal inspection is strongly recommended to avoid disappointment.

## FEATURES

- GUIDE PRICE £325,000 - £350,000
- Three Bedroomed Cottage
- Off Street Parking
- Extended Kitchen
- Double Storey Extension
- Private Garden to Rear and Side
- Beautifully Presented Throughout
- Quiet location
- Character & Charm Throughout
- Viewing highly recommended
- Council Tax A



## ROOM DESCRIPTIONS

### Living Room

living room with double glazed window to the front elevation, large picture window to the side elevation and exposed wooden floor boards. TV point, spotlights to ceiling and wall mounted radiator. The focal point of the room is a cast-iron log burning stove with exposed timber lintel, brick backdrop and raised tiled hearth.

### Dinning Room

Entered via a composite entrance door from the front elevation into a light and airy reception space, this charming dining room features a traditional quarry tile floor and a double glazed window to the front, complete with a bespoke window seat—perfect for enjoying natural light throughout the day. Characterful touches include exposed ceiling beams, a wall-mounted radiator with decorative cover, and a wall-mounted storage cupboard offering practical storage solutions.

The focal point of the room is a chimney recess with an inset electric fire, styled to resemble a traditional log burner, adding warmth and charm to the space. An internal door leads through to the next reception area.

### Extended Kitchen

A beautifully extended kitchen fitted with a range of base-mounted storage cupboards, complemented by solid hardwood work surfaces. A standout feature is the double Belfast sink with mixer tap, set beneath a double glazed window overlooking the rear garden, allowing for plenty of natural light.

There is under-counter space and plumbing for both a washing machine and dishwasher, along with space for a freestanding fridge/freezer and gas cooker. The room features a tiled floor covering, wall-mounted radiator, open shelving, and exposed ceiling beams, adding a touch of character and warmth.

Access to both the rear and side gardens is provided via glazed doors, making this a functional and sociable space—ideal for everyday living and entertaining.

### First Floor Landing

Staircase to 1st floor landing with under stairs storage cupboard. First floor landing -accessed by the kitchen with internal doors leading to all three bedrooms and family bathroom. Spotlights and loft access point to ceiling.

### Bedroom 1

with double glazed window to the front elevation, wall mounted radiator, space for wardrobes. The focal point of the room is a feature fireplace with great and log inserts.

### Bedroom 2

A well-proportioned room with a double glazed window to the front elevation, fitted wardrobes with mirrored frontage, and a wall-mounted radiator providing both comfort and practicality.

### Bedroom 3

double glazed window to the side elevation and wall mounted radiator

### Bathroom

A well-appointed and stylish bathroom fitted with a modern white three-piece suite comprising a WC, vanity unit with inset oval sink, and a panelled bath with centrally mounted taps. There is also a generously sized shower enclosure featuring a mains-fed shower with handheld attachment and a complementary glass screen.

Additional features include a wood-effect floor covering, part-tiled walls, a double glazed obscured window for privacy, chrome wall-mounted heated towel rail, and ceiling spotlights which provide a bright and contemporary finish.

### Outside

#### Side Garden

The side garden is mainly laid to lawn, enclosed by timber fence boundaries with mature shrubbery providing a high degree of privacy. There are well-stocked flower beds and borders, along with a paved seating area—ideal for enjoying the outdoors in a private and peaceful setting.

#### Rear Garden

The rear garden features a paved patio area, perfect for outdoor dining or entertaining. It is enclosed by timber fencing, includes wooden trellising, a gravelled planting area, and is complemented by a variety of mature plants and shrubs, creating a pleasant and low-maintenance outdoor space.

Off Road Parking to the front of the property.

### Disclaimer

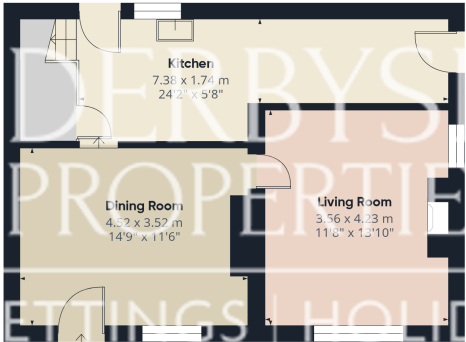
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- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
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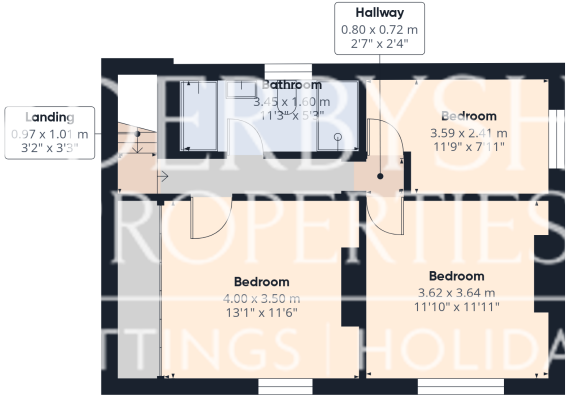




FLOORPLAN & EPC



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
95.8 m<sup>2</sup>  
1030 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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