



**DP** DERBYSHIRE  
PROPERTIES  
— SALES & LETTINGS —

**DP** DERBYSHIRE





Kilbourne Road, Belper, Derbyshire DE56 1SA  
£270,000 -

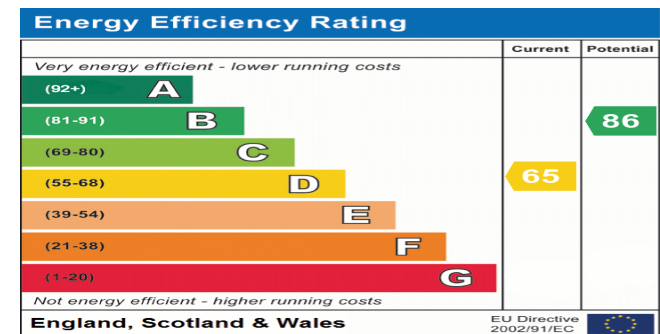


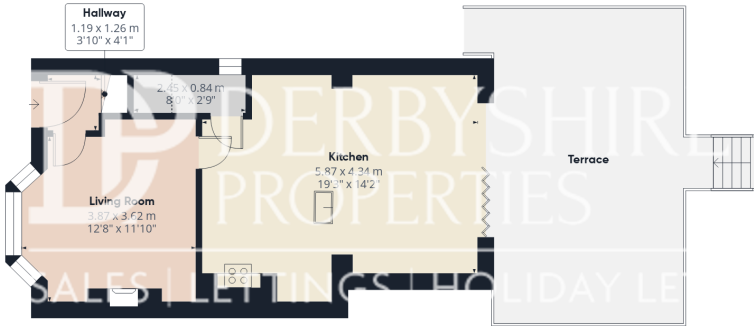
## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this beautifully presented and extended period style semi-detached home located within an easy reach of Belper town Centre. The property comprises of a entrance hall, living room, superb open-plan living kitchen all to the ground floor. To the first floor a landing provides access to 2 double bedrooms and well appointed modern bathroom suite. Externally the property offers a double width block paved driveway to the front elevation, landscaped front and rear gardens with a superb outside detached home studio (Currently Used as a bar). We believe the property will ideally suit young families and those looking to downsize and an immediate inspection should be undertaken to avoid disappointment.

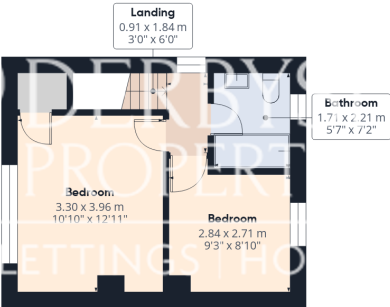
## POINTS OF INTEREST

- Stunning Extended Semi Detached Home
- Beautiful Open Plan Living Kitchen To Rear (Extension)
- Modern Bathroom
- Professionally Landscaped Gardens
- External Home Office/Studio/Bar
- Close Proximity To Belper Town Centre
- Off Street Parking
- Ideal First Home Or Downsize
- View Absolutely Essential!
- COUNCIL TAX BAND A





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

79.3 m<sup>2</sup>  
854 ft<sup>2</sup>

Reduced headroom

0.7 m<sup>2</sup>  
7 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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