

Chapel Street, Kilburn, Belper, Derbyshire. DE56 0NR

£210,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this beautifully presented and extended two double bedroom semi-detached property located in sought after residential area. The property briefly comprises of. :- living room and super 'open plan' living kitchen to the ground floor. To the first floor there are two bedrooms and beautifully presented bathroom and additional attic space (currently used as a bedroom) the superb garden to the rear elevation offers high degrees of privacy, views and parking.

## FEATURES

- Extended Period Semi Detached House
- 2 Bedrooms (Plus Attic Space)
- Superb Open Plan Dining Kitchen & Lounge
- Beautifully Presented Throughout
- Stunning Rear Garden
- Countryside Views
- Ideal First Home
- View Absolutely Essential!
- COUNCIL TAX BAND B



## ROOM DESCRIPTIONS

### Living Room

3.38m x 4.02m (11' 1" x 13' 2") Entered via composite door from the front elevation, double glazed mock/window, wood floor covering, decorative picture rail, and TV point. The feature focal point of the room is a chimney alcove with exposed brick backdrop and attractive exposed stone lintel. Internal original door , leads to:-

### Open Plan Living Kitchen

6.48m x 3.89m (21' 3" x 12' 9") Living area -with wood floor covering, TV point, wall mounted radiator and under stairs storage cupboard. The feature focal point of the room is an original stone fireplace with inset log burner set upon a raised stone hearth with an attractive breakfast bar with solid wood work surface dividing the living and kitchen area's

Kitchen/Dining Area - Comprising of a range of wall and base mounted 'shaker' units with solid woodwork surfaces incorporating a sunken sink with mixer taps. Integrated appliances include electric oven, induction hob, modern extractor canopy, spotlights and 'Velux' window to ceiling, wood floor covering, integrated dishwasher, space fridge/freezer, wall mounted radiator and double glazed doors with adjoining side panels leading out onto the rear garden..

### First Floor

#### Landing

Accessed via the inner hallway with double glazed obscured mock sash window to the side elevation, original doors access both bedrooms and bathroom. Additional doorway leads to attic space.

#### Bedroom 1

3.38m x 3.99m (11' 1" x 13' 1") With double glazed mock sash window to front elevation, wall mounted radiator, decorative picture rail

#### Bedroom 2

2.56m x 2.04m (8' 5" x 6' 8") With double glazed mock sash window to the rear elevation offering superb views of the surrounding countryside and wall mounted radiator.

### Bathroom

2.63m x 1.82m (8' 8" x 6' 0") Comprising of a four piece suite to include WC, vanity unit with inset sink, large shower enclosure with rainfall shower and freestanding roll-top bath. Part tiling walls, spotlights to ceiling, part wall tiling, wall mounted heated towel rail and wood floor covering.

### Second Floor

#### Attic Space (Currently Used As A Bedroom)

4.19m x 3.60m (13' 9" x 11' 10") Accessed via the first floor landing with mounted radiator double glazed window to the side elevation

### Outside

The delightful rear garden has a gravelled entertaining seating area that leads to a area of lawn with well stocked flowerbeds and borders and mature planting and screening to neighbouring properties. The lawn then continues to a further seating area with trellising, shrubbery and parking space to the rear (accessed via the shared lane to the side elevation (this space is currently used as a chicken coop).

### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 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.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



# FLOORPLAN & EPC

