

Kilbourne Road, Belper, Derbyshire. DE56 1SA

£270,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —

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PROPERTIES  
SALES | LETTINGS | HOLIDAY LETS



## PROPERTY DESCRIPTION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

\*\*\* For Sale Via Modern Auction\*\*\* Derbyshire Properties are pleased to present this spacious detached bungalow which offers generous and versatile accommodation, appealing to families as well as purchasers seeking predominantly single-level living. The property occupies a sizeable plot with driveway parking, an attached garage, and a large, private rear garden ideal for children or outdoor entertaining. Requiring modernisation throughout, the accommodation briefly comprises: a spacious entrance hallway, three double bedrooms, two reception rooms, kitchen, bathroom, separate WC, lean-to and attached garage. Early internal viewing is strongly recommended to appreciate the potential on offer.

## FEATURES

- FOR SALE VIA MODERN AUCTION
- Traditional Detached Bungalow
- 3/4 Bedrooms
- Spacious Accommodation Throughout
- Ideal For Families As Well Those Seeking 1 Floor Living
- Large Private Garden To Rear
- Entrance Porch & Hall
- No Chain
- Viewing Advised



## ROOM DESCRIPTIONS

### Entrance Porch

Accessed via timber-framed French doors from the front elevation, with original internal door featuring stained-glass inserts opening into the main entrance hall.

### Entrance Hall

A central hallway running the length of the property, giving access to all principal rooms. Wall-mounted radiator and ceiling hatch to loft space.

### Bedroom 1 (Double)

A well-proportioned double bedroom featuring a large double-glazed bay window to the front elevation and an additional stained-glass side window. Includes a feature curved radiator, TV point, and wall-mounted gas fire with decorative tiled surround and raised hearth.

### Bedroom 2 (Double)

Another good-sized double bedroom with a large double-glazed bay window to the front elevation and curved radiator. Ample space for wardrobes and further bedroom furniture.

### Bedroom 3 (Double)

Positioned to the rear of the property with double-glazed window and wall-mounted radiator.

### Dining Room

Double glazed window to the side elevation, wall-mounted radiator and feature electric fireplace with wooden surround.

### Living Room

With a double glazed window to the rear elevation, wall-mounted radiator, TV point and decorative wall lighting. The focal point of the room is the wall-mounted gas fire with a wooden surround.

### Kitchen

Fitted with a range of wall and base units with flat-edged work surfaces incorporating a single stainless steel sink and drainer with mixer tap. Undercounter space and plumbing for a washing machine, space for a gas cooker with gas point, and a useful floor-to-ceiling storage cupboard. Tiled flooring, wall-mounted radiator, and double glazed window and door to the side elevation.

### Lean To

Constructed with a brick base and uPVC units, with doors to both the front and rear elevations.

### WC

Fitted with a low-level WC, wall-mounted radiator and double glazed obscured window to the rear elevation.

### Bathroom

Comprising a panelled bath with electric shower over and complementary glass shower screen, pedestal wash hand basin, fully tiled walls, wall-mounted radiator, double glazed obscured window and useful linen storage cupboard.

### Outside

The front elevation features walled boundaries with gated access from the street, a well-kept lawned frontage, driveway and attached brick-built garage with up-and-over door. The rear garden provides a raised patio area with steps leading down to two sizeable lawned sections with stocked borders and mature screening to neighbouring plots. Beneath the property are two cellar rooms offering excellent potential for conversion or secure storage. Timber garden shed, greenhouse and external lighting.

### Garage

15' 11" x 8' 2" ( 4.85m x 2.49m )

Having an up and over garage door to the front, power and light, traditional car pit and a UPVC double glazed window to the rear.

### Cellar Rooms

Located beneath the property are two generous cellar rooms, offering excellent storage capacity and potential for conversion into additional usable accommodation (subject to any necessary consents).

### 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.







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