

Park Close, Kilburn, Belper, Derbyshire. DE56 0PS

£350,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this four bedroom detached family home, located in quiet cul-de-sac location. The property briefly comprises of; Entrance hall, cloakroom/WC, spacious living room, open plan kitchen diner, utility room and sunroom. To the first floor. There are four bedrooms , ensuite master bedroom and modern family bathroom. To the outside the property offers driveway parking and an integral garage with beautiful landscape gardens to the rear and side elevations. An internal inspection is highly recommended to fully appreciate this deceptively spacious and extremely well-maintained four bed detached home.

FEATURES

- Four bedrooms, Master En-suite & Family Bathroom
- Driveway Parking and Garage
- Landscaped Garden to Side and Rear
- Popular Village Location
- Quiet Cul-De-Sac Position
- Detached Family Home
- Early Viewing Highly Recommended
- Council Tax Band D



ROOM DESCRIPTIONS

Entrance Hall

Entered via double glazed door with adjoining obscured side panel from the front elevation. Wood floor covering, wall mounted radiator, carpeted staircase to first floor landing, internal doors leading to garage, living room and kitchen.

Living Room

4.76m x 3.30m (15' 7" x 10' 10") With double glazed window to the front elevation, wall mounted radiator, decorative coving and TV point. The feature focal point of the room is a modern gas fire with attractive surround, backdrop and raised hearth.

Downstairs WC

Comprising of a WC, wall mounted handbasin with tile splashback, decorative clothing to ceiling, extractor fan, obscured double glazed window, vinyl floor covering and wall mounted chrome heated towel rail.

Kitchen/Dining Room

2.84m x 6.22m (9' 4" x 20' 5") Comprising of a range of matching base and wall mounted units with roll top works surfaces, incorporating a 1 1/2 bowl Stainless steel sink drainer unit with mixer taps and complimentary tile splashback areas. Under cupboard lighting, integrated appliances to include dishwasher; five ring gas hob with built-in extractor hood over, double oven. Tiled floor covering, decorative coving to ceiling, two double glazed windows to the rear elevation, two wall mounted radiators, built-in breakfast bar area and internal doors accessing the utility room and sunroom at each end.

Utility Room

1.46m x 2.82m (4' 9" x 9' 3") With base and wall mounted units and roll top work surface incorporating the single sink drainer unit with mixer taps, under counter space and plumbing for washing machine, wall mounted gas combination boiler, wall mounted radiator, tiled floor covering, space for additional fridge & tumble dryer, double glazed window and door to side elevation.

Sunroom

4.42m x 3.81m (14' 6" x 12' 6") This addition has the continuation of the floor covering from the kitchen, a large pitched roof, TV point and French doors to the rear elevation.

First Floor

Landing

Accessed from the main entrance hallway with useful linen storage cupboard, ceiling mounted loft access point and internal doors accessing all four bedrooms and family bathroom

Bedroom One

3.89m x 3.22m (12' 9" x 10' 7") Double window to the front elevation, decorative coving, wall mounted radiator, TV point, and internal door leading to ensuite shower room.

En Suite

Comprises of a WC, slimline vanity unit and shower enclosure with wall mounted electric shower attachment over, electrical shaver point, vinyl floor covering, wall mounted radiator and double glazed obscured window.

Bedroom Two

3.81m x 2.62m (12' 6" x 8' 7") Double glazed window to the rear elevation, wall mounted radiator, decorative coving and TV point

Bedroom Three

3.83m x 2.54m (12' 7" x 8' 4") Double glazed window to the rear elevation, wall mounted radiator, decorative coving, TV point and useful storage alcove.

Bedroom Four

Double glazed window to the front elevation, wall mounted radiator and decorative coving.

Family Bathroom

2.45m x 1.95m (8' 0" x 6' 5") The spacious bathroom suite comprises of a WC, 'his and hers' vanity units with inset circular sinks, bath with main shower and attachment over with complementary glass shower screen and complementary tiled walls, wall mounted extractor fan and radiator, double glazed obscured window, vinyl floor covering, electrical shaver point and useful storage cupboard.

Outside

To the front elevation is a driveway that provides parking for 2/3 vehicles giving access to an integral garage with electric roller door, light and power. The gardens are located to the rear and side elevations and have been beautifully landscaped with an array of lawns, stocked flowerbeds and borders, outside tap, security light, paved pathways and patio area, mature planting that provides privacy from neighbouring properties and timber fence boundaries enclose on all sides with side access gate.

Area

Park Close is within walking distance of the local school and convenience shop as well as being well served by public transport. Belper and Ripley town centres are just a short drive away offering a wide range of amenities, shops, pubs and restaurants. This home is also handily placed for an easy commute to Derby and the A38/M1.

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

