







**Blackberry Way, Kilburn, Belper, Derbyshire DE56 0LE**  
**£240,000 - Freehold**

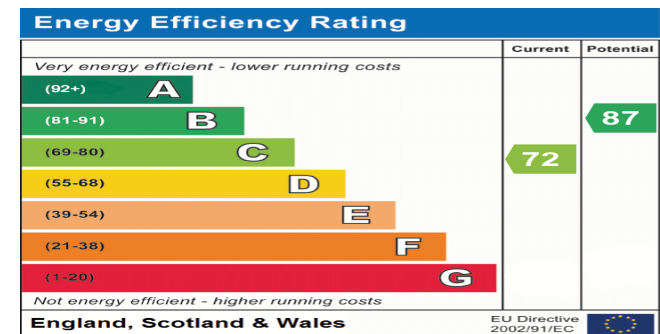


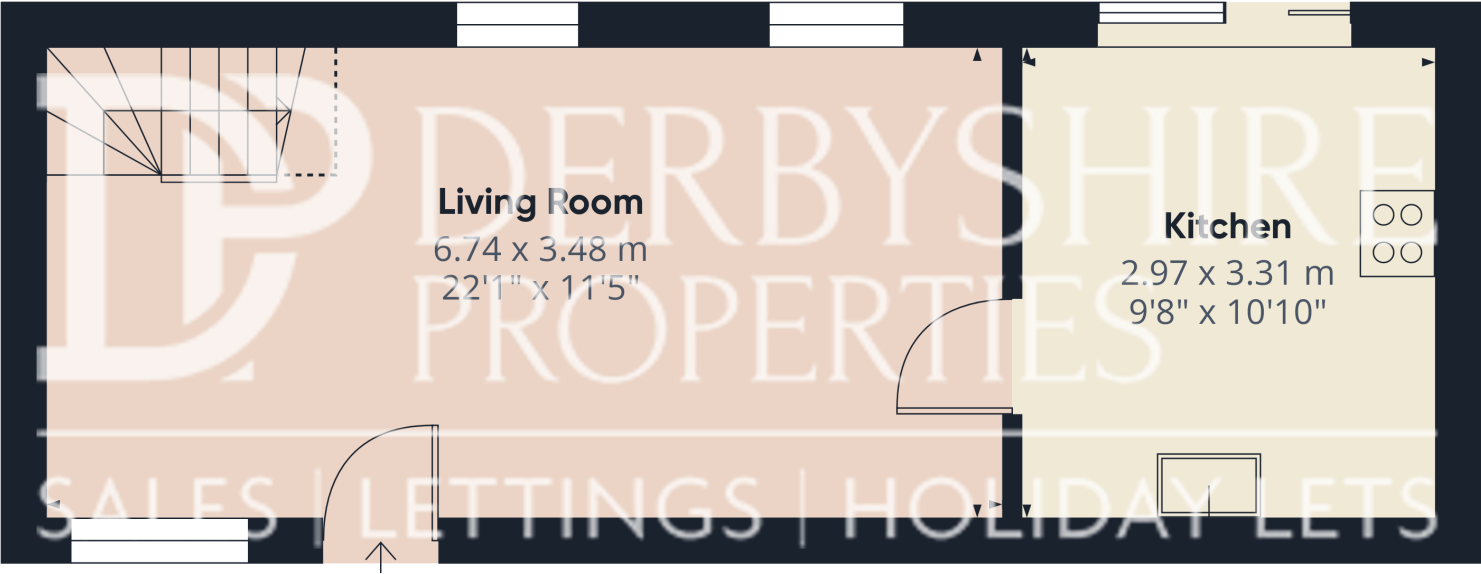
## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to offer for sale this skilfully extended two-bedroom home, situated on a popular and quiet residential estate. The property briefly comprises a spacious lounge/dining room and a modern kitchen. To the first floor, a landing provides access to two double bedrooms and a contemporary shower room. Externally, the home benefits from a driveway, detached garage, and wrap-around landscaped gardens offering a high degree of privacy. We believe this property is ideal for first-time buyers looking to step onto the property ladder, or for those seeking to downsize without compromising on space or comfort.

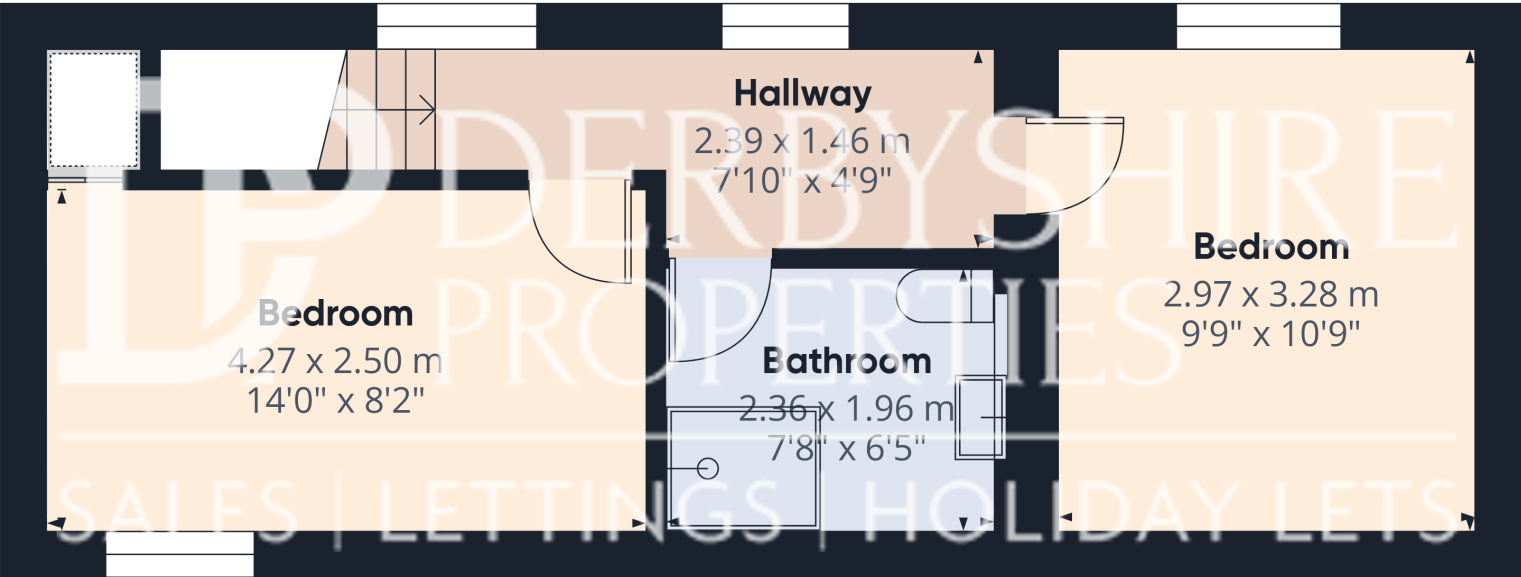
## POINTS OF INTEREST

- Extended Modern Semi-Detached Home
- 2 Double Bedrooms
- Large Reception Room
- Superb Kitchen
- Beautiful Landscaped Gardens
- Modern Shower Room To First Floor
- Driveway & Garage
- Ideal First Home Or Down Size
- Council Tax Band B





Ground Floor



Floor 1

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

63.9 m<sup>2</sup>  
688 ft<sup>2</sup>

**Reduced headroom**

1.1 m<sup>2</sup>  
12 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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