



 **DERBYSHIRE  
PROPERTIES**  
— SALES & LETTINGS —



Church Street, Kilburn, BELPER, Derbyshire DE56 0LU  
£325,000 - Freehold

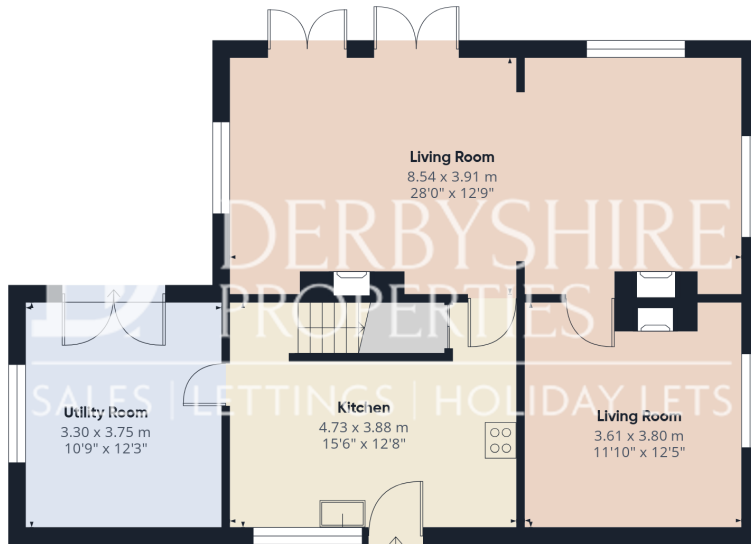


## PROPERTY DESCRIPTION

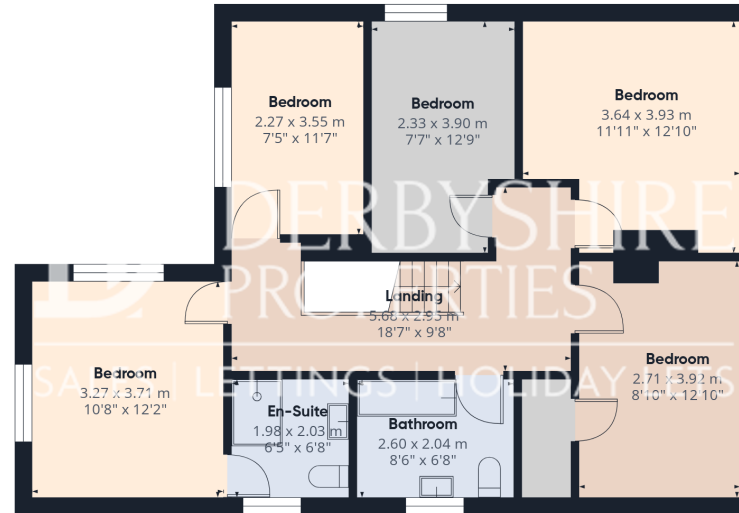
\*\*\*GUIDE PRICE £325,000-£350,000\*\*\* Derbyshire Properties are delighted to offer for sale this spacious and versatile detached family residence situated in the popular village of Kilburn, ideally positioned within easy reach of Belper and surrounding areas. The property offers an abundance of living space and comprises an impressive farmhouse-style kitchen, useful utility room, comfortable sitting room, and a generous lounge/dining room — perfect for family gatherings and entertaining. To the first floor, a spacious landing provides access to five well-proportioned bedrooms, a family bathroom, and an en-suite shower room to the main bedroom. Externally, the home occupies a sizeable plot with low-maintenance gardens featuring areas of lawn, a decked terrace, and a block-paved patio. To the upper section of the garden sits a large detached garage with a mezzanine level above, offering excellent potential for conversion into a separate dwelling (subject to the necessary planning consents). We believe this superb property will appeal to families and multi-generational households seeking a generous and well-located home. An early internal inspection is highly recommended to fully appreciate the space and potential on offer.

## POINTS OF INTEREST

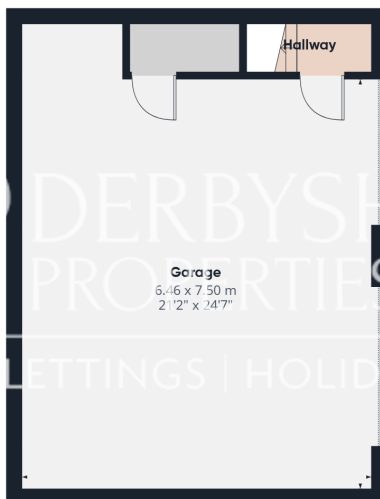
- \*\*\*GUIDE PRICE £325,000-£350,000\*\*\*
- Large Detached Family Home
- 5 Bedrooms & 3 Bathrooms
- Huge Detached Double Garage (Potential conversion subject to planning)
- Gardens To Front Side And Rear
- In Need of Complete Refurbishment
- Useful Road Links
- Ideal Family Purchase
- View Absolutely Essential
- Council Tax Band D



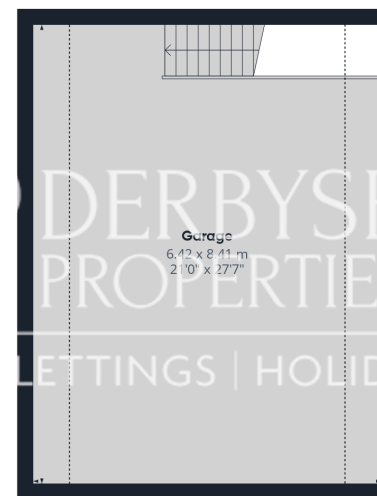
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

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

255.8 m<sup>2</sup>

2754 ft<sup>2</sup>

**Reduced headroom**

10.1 m<sup>2</sup>

108 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.

**GIRAFFE360**