



**DP** DERBYSHIRE  
PROPERTIES  
— SALES & LETTINGS —





Horsley Road, Kilburn, Belper, Derbyshire DE56 0NE  
£250,000 - Freehold



## PROPERTY DESCRIPTION

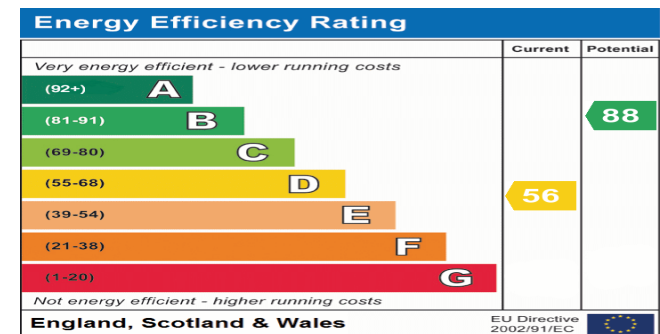
Derbyshire Properties are pleased to present this truly unique two bedroom detached home located on sizable plot and offering stunning views. The property briefly comprises of:- fitted kitchen, lounge/dining room and conservatory. To the first floor a landing provides access to both bedrooms and bathroom.

The property is located off Horsley Road in a secluded position offering truly beautiful landscaped garden in a tranquil setting. The location could also be classed as semi-rural and offers stunning countryside views over to Holbrook.

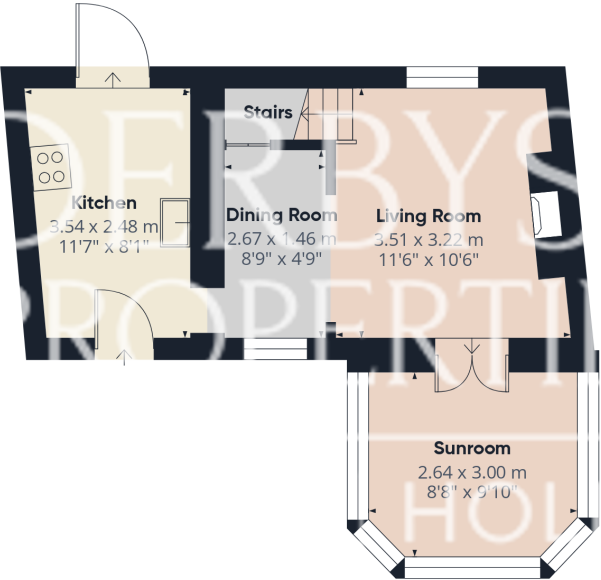
We believe the property will ideally suit first time buyers, young couples or even people looking to downsize. An early internal inspection is essential.

## POINTS OF INTEREST

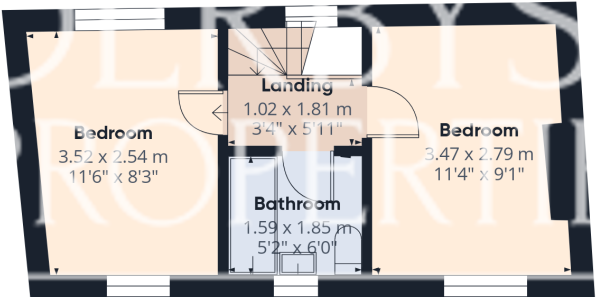
- Detached House
- 2 Bedrooms
- Stunning Setting
- Amazing Countryside Views
- Beautiful Landscaped Garden With Large Pond
- Modern Kitchen & Bathroom
- Village Location
- Ideal First Time Buy Or Downsize
- Council Tax Band B







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
54.8 m<sup>2</sup>  
589 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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