

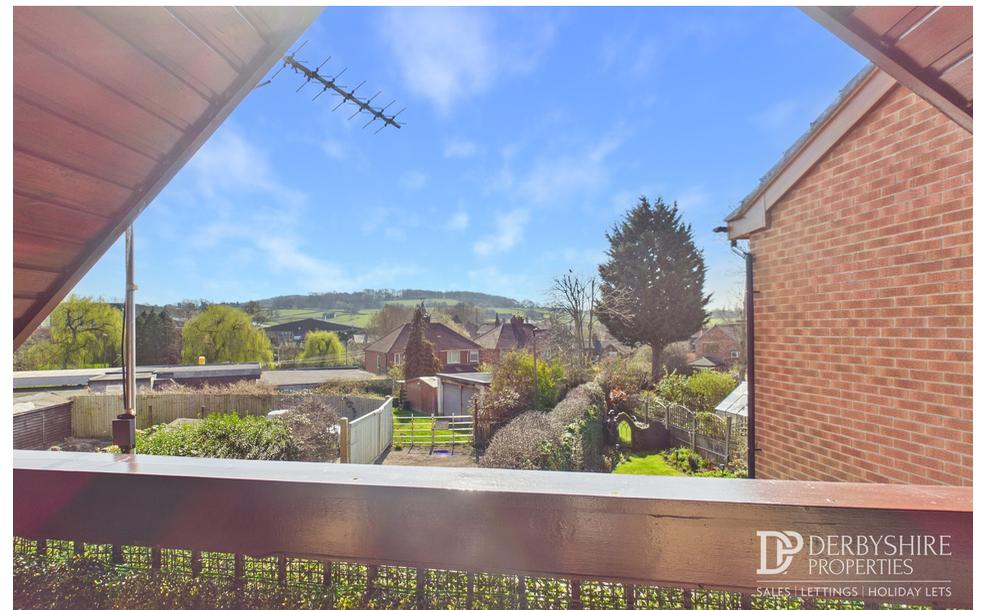


DP DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

DP DERBYSHIRE



Kilbourne Road, Belper, Derbyshire DE56 1HA
£219,950 - Freehold

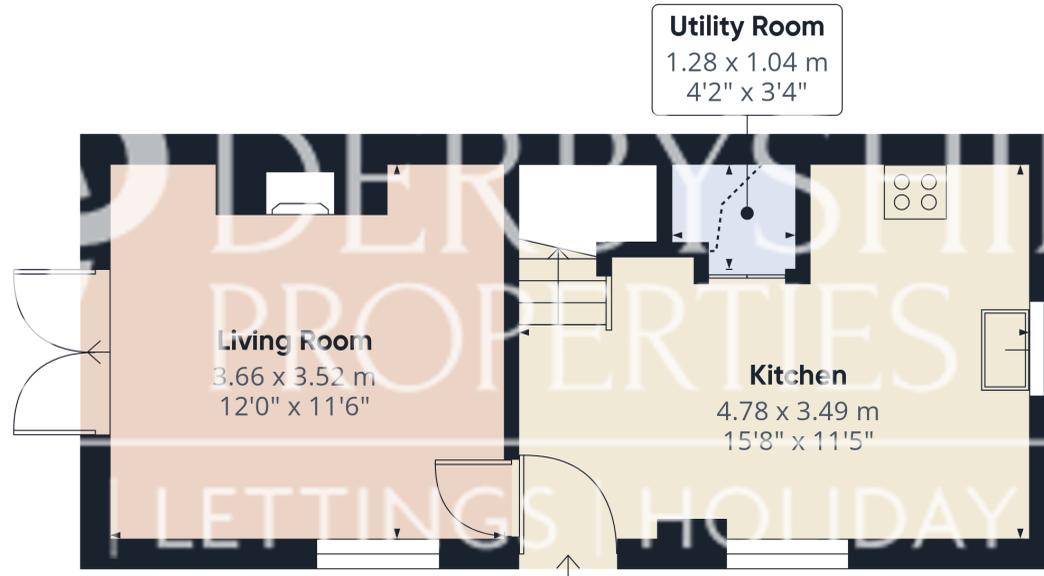


PROPERTY DESCRIPTION

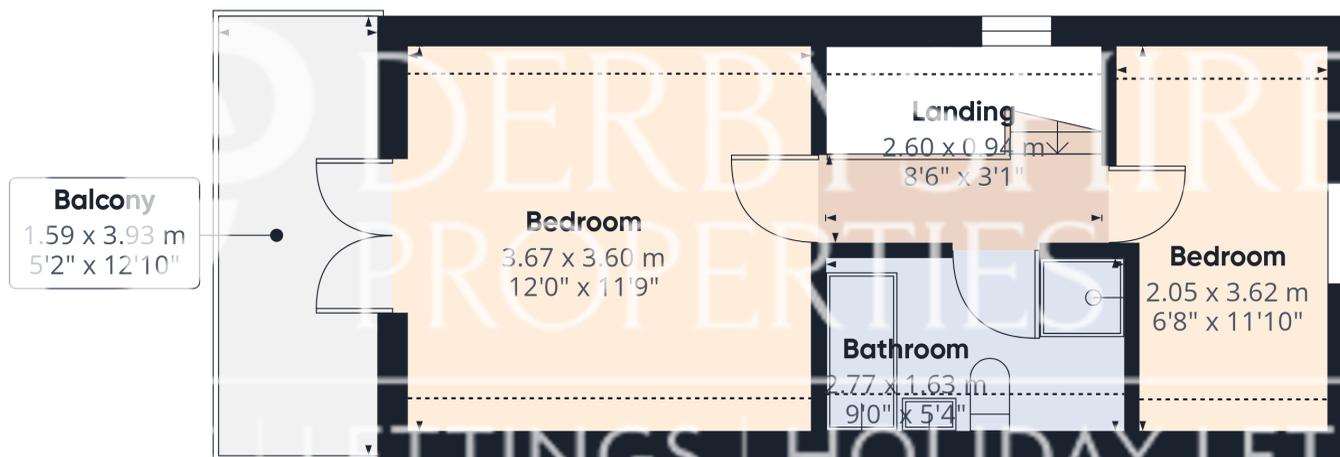
Derbyshire Properties are delighted to present this beautifully presented two-bedroom barn conversion, offering a blend of character features and modern convenience, all within close proximity to Belper's amenities. The accommodation briefly comprises a superb farmhouse-style kitchen, a cosy living room, and a covered courtyard garden to the ground floor. To the first floor, the landing provides access to two bedrooms and a well-appointed bathroom. Externally, the property benefits from a charming courtyard garden and a delightful balcony accessed from the principal bedroom, enjoying elevated views towards Belper. The property is ideally suited to those looking to downsize, first-time buyers, or young professionals seeking a distinctive home.

POINTS OF INTEREST

- Barn Conversion
- 2 Bedrooms
- Farmhouse Kitchen
- 4 Piece Bathroom Suite
- Master Bedroom With Balcony
- Shared Access Driveway Leading To A Small Parking Space
- Ideal Downsize or First Time Buy
- Close Proximity To Belper Town Centre
- Viewing Essential



Ground Floor



Floor 1

Approximate total area⁽¹⁾

56.9 m²
612 ft²

Balconies and terraces

6.2 m²
67 ft²

Reduced headroom

4.4 m²
48 ft²

(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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