

Windmill Avenue, Kilburn, Belper, Derbyshire. DE56 0PQ

£335,000 Freehold

REDUCED



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PROPERTIES
- SALES & LETTINGS -



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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this extended and beautifully presented four bedroom detached residence located in a quiet cul-de-sac position. Internally the property is presented to a very high standard and benefits from a side and rear extension. The property comprises of an entrance hall, lounge, dining room, utility room, conservatory and kitchen. To the first floor the property boasts four bedrooms of which the master bedroom having a open en-suite/dressing area, and family bathroom. Outside the unusually large rear garden has been landscaped and offers a wealth of entertaining areas and enjoys an elevated position with views. The front elevation offers a large full width block paved driveway that gives access to a integral garage via an electric roller door. We recommend the property would ideally suit families and any internal inspection should be undertaken to avoid disappointment.

FEATURES

- Extended Detached Family Home
- 4 bedrooms
- Master Bedroom Suite with Dressing Area & En-suite
- Large Landscaped Rear Garden
- Quiet Cul-De-Sac Position
- Driveway & Garage
- Conservatory
- Views Across Belper
- Ideal Family Purchase
- COUNCIL TAX BAND B



ROOM DESCRIPTIONS

Entrance Hall

1.36m x 1.39m (4' 6" x 4' 7") With new UPVC door, leading from the front elevation, wall mounted, chrome heated towel rail, staircase, to 1st floor, landing and internal door, leading into the lounge.

Lounge

3.81m x 3.71m (12' 6" x 12' 2") With double glazed bay window to the front elevation, TV in telephone points, wall mounted, radiator, decorative coving to ceiling, wood floor covering. The feature of focal point of the room is a stainless steel gas fireplace with decorative surround, marble effect backdrop and raised hearth. Archway leads through to dining room.

Dining Room

2.93m x 4.69m (9' 7" x 15' 5") With the continuation of the wood floor covering from the lounge, wall mounted chrome heated towel rail and additional wall mounted radiator, under stairs storage cupboard, Internal door leading into utility room and double doors accessing the conservatory.

Utility Room

2.87m x 2.46m (9' 5" x 8' 1") With base mounted storage units, space and plumbing for both dishwasher and washing machine and undercounter space for tumble dryer. Internal door accessing the garage and external door leading out onto rear garden.

Conservatory

4.15m x 2.97m (13' 7" x 9' 9") This beautifully designed UPVC constructive conservatory with mirrored tiled floor, covering, modern floor to ceiling, vertical radiator, feature wall with wall mounted plasma TV and door opening into the kitchen.

Kitchen

2.68m x 3.18m (8' 10" x 10' 5") Mainly comprising of a range of matching wall and base mounted units with roll top worksurfaces, incorporating a stainless steel circular sink and drainer with mixer taps, splashback area, space for 'American' style, fridge freezer, in-built range cooker, with stainless steel splashback and extractor canopy over, spotlights in the ceiling and loft access point, double glazed window to the rear elevation, enjoying views of distant countryside.

First Floor Landing

2.47m x 1.77m (8' 1" x 5' 10") Entered via the main entrance hallway with internal doors accessing all bedrooms and family bathroom with ceiling mounted loft access point

Master Bedroom/Dressing Room & En-Suite

6.44m x 2.42m (21' 2" x 7' 11") This beautifully designed room located over the extension comprises of a bedroom area with double glazed 'French' doors with Juliet, balcony to the front elevation, TV point, radiator, spotlights to ceiling. The room is down divided into a dressing area and open en-suite with a use for modern floor to ceiling double wardrobe providing ample storage and hanging space. Beautifully presented en-suite facility comprises of a WC, slimline vanity unit with mixer taps and corner shower enclosure with opening doors and wall mounted electric shower attachment over. Part tiled walls, radiator, ceiling mounted extractor fan, 'Velux' window, and additional double glazed window offering views.

Bedroom 2

3.36m x 2.90m (11' 0" x 9' 6") With double glazed window to the front elevation, wall mounted radiator, TV point, space for bedroom furniture.

Bedroom 3

2.76m x 2.67m (9' 1" x 8' 9") Located to the rear of the property is the third double bedroom with window offering open views, wall mounted radiator, TV point a built-in fitted wardrobes providing ample storage in hanging space

Bedroom 4

2.52m x 1.78m (8' 3" x 5' 10") Double glazed window to the front elevation, wall mounted radiator and shelving.

Bathroom

1.81m x 1.99m (5' 11" x 6' 6") This refitted, modern suite comprises of a WC, modern wall mounted vanity unit and large shower enclosure with feature floor to ceiling glass. Complimentary shower screen and wall mounted mains bed shower add attachment over. Modern tiling to walls, wall mounted radiator, spotlights, extractor fan, ceiling, lights, obscured window.

Outside

To the front elevation is a large block paved full width of driveway, providing parking for 2 to 3 vehicles given access to an integral garage with electric roller door. The unusually large rear garden has been landscaped to a high standard and offers different entertaining terraces, lawn with stocked borders, flowerbeds, timber fencing, boundaries, beautiful distant views.

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

