

Chapel Street, Kilburn, Belper, Derbyshire. DE56 0NT

£260,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
- SALES & LETTINGS -

## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this spacious period semi detached house located in residential area. The property benefits from a number of original features throughout that create a charming environment and the substantial rear garden is ideal for children. The property briefly comprises of entrance hallway, lounge, dining room and kitchen. To the first floor there is a landing, three bedrooms and sizable family bathroom. Externally the property offers a low maintenance elevated frontage and large rear garden offering high degrees of privacy.

## FEATURES

- Period Semi Detached Property
- 3 Bedrooms
- Beautiful Modern Bathroom
- Large Landscaped Rear Garden
- Through Lounge/Diner
- Charm & Character Throughout
- Village Location
- Ideal Family Home
- View Essential
- COUNCIL TAX BAND B



## ROOM DESCRIPTIONS

### Entrance Vestibule

With original Minton tiled floor covering, original archway and door leading into the main hallway.

### Entrance Hall

With the continuation of the Minton floor covering from the entrance vestibule, double glazed composite door with stained glass inserts, wall mounted single radiator, original coving and archway, staircase to the 1st floor landing and door into :-

### Dining Area

3.84m x 3.81m (12' 7" x 12' 6") With wood floor covering, double glazed mock sash window to the rear elevation, wall mounted radiator, internal door leading to kitchen and archway leading to the living area.

### Living Area

3.53m x 3.81m (11' 7" x 12' 6") With the continuation of the wood floor covering from the dining area, large double glazed mock sash windows to the front elevation, wall mounted radiator and TV point. The feature focal point of the room is a cast iron log burning fire set into the chimney breast with raised slate hearth.

### Kitchen

4.16m x 3.01m (13' 8" x 9' 11") Mainly comprising of range of matching wall and base mounted units with roll-top work surfaces incorporating a 1 1/2 bowl stainless steel sink drainer unit with mixer taps and complementary tiled splashback areas. Undercounter space and plumbing for washing machine, integrated dishwasher, integrated double oven with gas hob and extractor canopy over, space and plumbing for American style fridge/freezer, under cupboard lighting, Tiled floor covering, wall mounted vertical radiator, internal door leading to cellar and double glazed window and door to the side elevation

### First Floor

#### Landing

Accessed via the main entrance hallway with internal doors accessing all bedrooms and bathroom with useful linen storage cupboard. Double glazed window to the side elevation and alcove creating a study/reading area.

### Bedroom 1

3.78m x 2.92m (12' 5" x 9' 7") With double glazed mock sash window to the front elevation, wall mounted radiator and space for bedroom furniture.

### Bedroom 2

3.84m x 3.81m (12' 7" x 12' 6") Double glazed mock sash window to the rear elevation, wall mounted radiator and space for bedroom furniture.

### Bedroom 3

3.71m x 1.83m (12' 2" x 6' 0") Double glazed window to front elevation, wall mounted single radiator and useful storage alcove.

### Large Family Bathroom

3.00m x 2.99m (9' 10" x 9' 10") This beautiful and very recently installed bathroom suite comprises of an encased WC, large vanity unit with inset sink and tiled splashbacks, space saver bath with mains shower attachment with complementary glass shower screen. Part tiling walls, extractor fan and spotlights to ceiling, wood floor covering, double glazed obscured window, wall mounted period, style radiator.

### Outside

The property benefits from an elevated road position with a low maintenance frontage with hedge row and walled boundaries. A shared side access pathway leads to the rear garden with direct gated access to number 122. The superb rear garden firstly comprises of a paved seating area with raised lawn, stocked flowerbeds and borders, fenced and hedge row boundaries provide high degrees of privacy from neighbouring properties. The lawn then continues to a garden area, large vegetable plot again with hedgerow boundaries, timber garden shed attached and brick outbuildings to the main house.



# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>	<b>57</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	