

Bramble Way, Kilburn, Belper, Derbyshire. DE56 0LH

£220,000

FOR SALE



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PROPERTIES
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PROPERTY DESCRIPTION

Derbyshire Properties are pleased to offer for sale this modern two bedroom semi detached property with substantial conservatory to the rear elevation and positioned on a sizable plot.

The property briefly comprises of:- living room, modern kitchen/breakfast room and large conservatory to the rear elevation. To the first floor a landing provides access to two bedrooms and modern bathroom.

The property is positioned on a sizable plot that has been landscaped for low maintenance and is mainly laid to lawn with timber fence boundaries.

We believe the property will ideally suit first time buyers and potentially those looking to downsize.

FEATURES

- Extended Semi Detached Home
- Two Bedrooms
- Conservatory
- Cul-De-Sac Location
- Viewing Highly Recommended
- Modern Decor Throughout
- Well Proportioned Garden
- Ideal Downsize or First Time Buy
- COUNCIL TAX BAND B



ROOM DESCRIPTIONS

Living Room

11' 4" x 8' 8" (3.45m x 2.64m) Access from the front elevation via composite door. Double glazed window to the front elevation, wall mounted double radiator, decorative dado rail, staircase to first floor landing and additional window to the rear elevation. Internal door leads to:-

Modern Refitted Kitchen

13' 0" x 11' 2" (3.96m x 3.40m) Comprising of a range of wall and base mounted units with modern flat edged worksurface incorporating a stainless steel sink drainer unit with mixer taps. Undercounter space and plumbing for both washing machine and dishwasher, integrated electric oven hob and extractor canopy over. Wood floor covering, wall mounted modern vertical radiator, double glazed window to side elevation and double glazed French doors lead to:-

Large Conservatory

12' 2" x 11' 2" (3.71m x 3.40m) Constructed from a brick base and UPVC units with pitched roof is this spacious conservatory that offers additional living space and has a variety of uses. Attractive wood floor covering, wall lighting and double glazed French doors lead out onto an external entertaining terrace.

First Floor

Landing

Bedroom One

10' 9" x 8' 2" (3.28m x 2.49m) With double glazed window to the front elevation, wall mounted radiator and useful over stairs storage cupboard.

Bedroom Two

8' 9" x 6' 4" (2.67m x 1.93m) With double glazed window to the rear elevation, wall mounted radiator.

Bathroom

7' 8" x 4' 9" (2.34m x 1.45m) Comprising of a three-piece white modern suite to include WC, pedestal wash hand basin and panelled bath with mains shower attachment over and glass complementary shower screen. Full tiling to walls, wood floor covering, double glazed obscured window, wall mounted chrome heated towel rail.

Outside

To the front elevation is a small area of lawn with paved pathway and driveway providing parking for two vehicles. Gated access then leads to the rear garden which is mainly laid to lawn and enclosed by timber fenced boundaries, paved patio and timber garden shed.

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.



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