

Church Street, Kilburn, Belper. DE56 0LU

£550,000 Freehold

FOR SALE



**DERBYSHIRE**  
**PROPERTIES**  
- SALES & LETTINGS -



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this beautifully presented and extended 1950's executive detached home located in a popular village location. The property offers a wealth of well-designed and spacious living accommodation, briefly comprising of : reception hall, open plan living-kitchen, rear hallway, utility room, cloakroom/WC, sitting room, large study/playroom, huge living room, and storage room that provides direct access into the garage. To the first floor there is a spacious landing and study area, 4 well proportioned bedrooms with the extensive master suite offering a large en-suite bathroom, and additional modern shower room. Located on a sizable plot and offering numerous parking, large garage and fully enclosed private garden housing a log store and outside garden room with log burner. We recommend that an early internal inspection is essential to truly appreciate the accommodation on offer.

## FEATURES

- Executive Detached Family Home
- 4 Bedrooms & 3 Reception Rooms
- Extended To Side & Rear
- Superbly Presented Throughout
- Huge Living Room & Master Bedroom
- En Suite to Master Bedroom
- Large Private Garden To Rear
- 4 Car Driveway With 1 1/2 Car Garage
- Quiet Village Location
- View Absolutely Essential!



# ROOM DESCRIPTIONS

## Reception Hall

2.81m x 2.22m (9' 3" x 7' 3") Entered via a double glazed composite door from the front elevation with two adjoining obscured side panels and stained glass inserts. Original parquet floor covering, carpeted staircase to 1st floor landing with under stairs storage cupboard, internal oak door leading to sitting room, wall mounted radiator and useful coat storage. Internal oak door accesses the kitchen.

## Kitchen/Dining Room

4.66m x 4.53m (15' 3" x 14' 10") This beautifully presented kitchen comprises of numerous wall and base mounted matching units with wood effect work surfaces incorporating a sink drainer unit with mixer taps and complementary heritage tiled splashbacks. The kitchen offers a wealth of integrated appliances to include fan assisted oven, convection microwave oven, gas hob with extractor canopy over and dishwasher. Under cupboard lighting, attractive wall mounted shelving, spotlights to ceiling, wood floor covering, wood panelled walls, dual aspect windows to the front and rear elevations and useful storage pantry with wall mounted shelving. Oak door leads to the rear hallway/utility room.

## Utility Room/Rear Hall

3.28m x 0.99m (10' 9" x 3' 3") Comprising of a useful floor ceiling utility cupboard with plumbing and space for washing machine with attached base mounted cupboard with inset circular sink with mixer taps and tiled splashback. Double glazed obscured window to the rear elevation, spotlights to ceiling, the continuation of the wood floor covering from the kitchen, wall mounted radiator, and double glazed sealed unit door leading to the rear garden. Internal door accesses the downstairs WC.

## Cloakroom/WC

1.15m x 1.57m (3' 9" x 5' 2") Comprising of an encased WC with wall mounted 'push flush' and attached vanity unit with useful storage worktop and tiled splashback areas. Ceiling mounted spotlights and extractor fan, double glazed obscured window, wall mounted radiator and the continuation of the floor covering from the kitchen and utility room.

## Sitting Room

3.93m x 5.00m (12' 11" x 16' 5") Located in the central part of the property and having a feature replica 1950s floor to ceiling window with attractive stained glass inserts that create a usable light and air room for all the family. The feature focal point of the room is a gas fire in the style of a log burner, set within a chimney recess with exposed timber lintel and tiled hearth. Two internal oak doors provide access to the study and main living room.

## Study/Playroom

4.00m x 3.25m (13' 1" x 10' 8") This wonderful addition to the rear of the property is currently used as a study, but its original intention was for a children's playroom. Having double glazed French doors to the rear with attached double glazed windows and additional double glazed window to the side elevation providing high levels of natural light and a great space to work.

## Living Room

6.04m x 4.52m (19' 10" x 14' 10") This beautifully presented and spacious living room offers double glazed French doors to the rear elevation providing direct access into the rear garden, additional double glazed window provides high levels of natural light, spotlights to ceiling, TV point and internal door accessing a storage room that provide direct access into the garage. Wall mounted electric consumer unit.

## Storage Room

2.53m x 1.28m (8' 4" x 4' 2") Accessed via the living room with internal door to garage.

## First Floor

### Landing

3.52m x 0.88m (11' 7" x 2' 11") Accessed via the reception hall with double glazed window to the rear elevation and bespoke oak staircase.

### Landing/Study/Reading Area

3.83m x 1.64m (12' 7" x 5' 5") With large double glazed window to the front elevation, and radiator. The landing lends itself to a variety of uses, and it could create an additional study area, reading area or just simply storage.

## Master Suite

6.03m x 4.52m (19' 9" x 14' 10") Located over the living room is this extensive master suite benefiting from two double glazed windows to the rear elevation, wall mounted radiators and range of freestanding wardrobes providing ample storage and hanging space. Internal door accessing the en-suite facility.

## En-Suite Bathroom

2.51m x 1.78m (8' 3" x 5' 10") With corner mounted WC, large vanity unit with inset sink, mixer taps and tiled splashback's. Large whirlpool spa bath with main shower attachment over, complementary glass shower screen, spotlights to ceiling, part wall tiling, wall mounted chrome heated towel rail and skylight to the rear elevation .

## Bedroom 2

3.02m x 4.53m (9' 11" x 14' 10") With double glazed windows to the rear and side elevations, wall mounted radiator, wood effect laminate floor covering, space for wardrobes and useful built storage cupboard located in the chimney breast.

## Bedroom 3

3.90m x 3.27m (12' 10" x 10' 9") With double glazed window to the rear elevation, wall mounted radiator, wood effect laminate floor covering.

## Bedroom 4

3.52m x 1.88m (11' 7" x 6' 2") Double glazed window to the front elevation, wall mounted radiator and laminate floor covering.

## Shower Room

1.93m x 1.92m (6' 4" x 6' 4") This remodelled modern shower suite comprises of a WC, wall mounted wash, hand basin and large shower enclosure with mains fed shower and attachment over with complementary glass shower screen. Fully tiled walls and floor, wall mounted chrome heated towel rail, spotlights and extractor fan to ceiling, double glazed obscured window and useful linen storage cupboard.

## Outside

The front elevation has a private garden which is mainly laid to lawn with mature boundary hedgerow that provides privacy and security. A paved pathway leads to the side elevation with stocked flowerbeds and borders either side, and gated access to the rear garden. To the side elevation is a driveway that houses parking for 3/4 vehicles and provides direct access into a one and a half car garage with up and over door, light and power. The sizable rear garden has a full width patio entertaining area, large lawn with paved pathway, log store and conifer screening to the rear elevation providing high levels of privacy and security. An attractive garden room with log burner provides a very usable space and could be utilised for different uses including home office, gym, outside bar etc. Externally there are external lighting, fencing to the side elevation with gated access, outside tap and stocked flowerbeds and borders .

## Garage

3.00m x 5.14m (9' 10" x 16' 10")

## Garden Room

3.37m x 3.97m (11' 1" x 13' 0")

## 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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