



CURRAN
BIRDS
+ CO

Church Street,
Kilburn, Derbyshire
£225,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



CHARACTER COTTAGE WITH MODERN FINISHES IN KILBURN OLD VILLAGE – This beautifully renovated double-fronted home blends period charm with carefully considered contemporary features, offering stylish and practical living in a sought-after village setting.

From its inviting open-plan ground floor to the private courtyard garden and generous outbuilding, every element of this two-bedroom cottage is designed with comfort and convenience in mind. Timber beams, a brick fireplace, and solid oak worktops add texture and warmth, while upgraded kitchen and bathroom fittings bring a refined, modern edge.

Ideal for first-time buyers or those seeking a move-in ready home with personality, Church Street also benefits from off-street parking and a tucked-away location within Kilburn's historic heart.





The Detail

A beautifully upgraded two-bedroom home offering a harmonious mix of character features and quality modern finishes.

The open-plan ground floor is bright and welcoming, with a beam ceiling and recessed brick fireplace adding depth and personality. A bespoke storage solution in the sitting area maximises functionality, while the adjoining living and dining space features grey wood-grain flooring and a charming cottage aesthetic. The kitchen is thoughtfully designed, fitted with grey panelled units, solid oak worktops, and a suite of integrated appliances including an electric oven, induction hob, wine cooler, and slimline dishwasher.

The layout flows seamlessly, with considered lighting and natural stone tiled splashbacks enhancing the finish. Upstairs, a spacious landing leads to two well-proportioned bedrooms. The second bedroom includes a built-in wardrobe, fitted desk, and drawers—ideal for home working or study. The shower room is smartly presented with a quartz-effect vanity unit, concealed WC, and a rain shower with chrome fittings.

Externally, the property continues to impress. A single-width driveway to the side provides convenient off-street parking, while the enclosed rear courtyard offers a private, low-maintenance outdoor space.

The brick-built outbuilding adds real value, offering a practical workshop and storage area with timber cladding, a modern anthracite door, and even an adjoining WC—perfect for DIY enthusiasts or for additional secure storage.







CURRAN BIRDS + CO

The Location

Tucked away in the historic heart of Kilburn Old Village, Church Street enjoys a peaceful yet well-connected location with excellent access to local life.

Popular spots such as The Hunters Arms and The Old Oak offer a relaxed pub atmosphere within walking distance, while independent cafés and eateries in nearby Belper and Duffield expand the lifestyle options further.

Everyday essentials are catered for by local shops, with larger supermarkets a short drive away. The surrounding countryside offers a range of scenic walking routes, ideal for those who enjoy spending time outdoors.

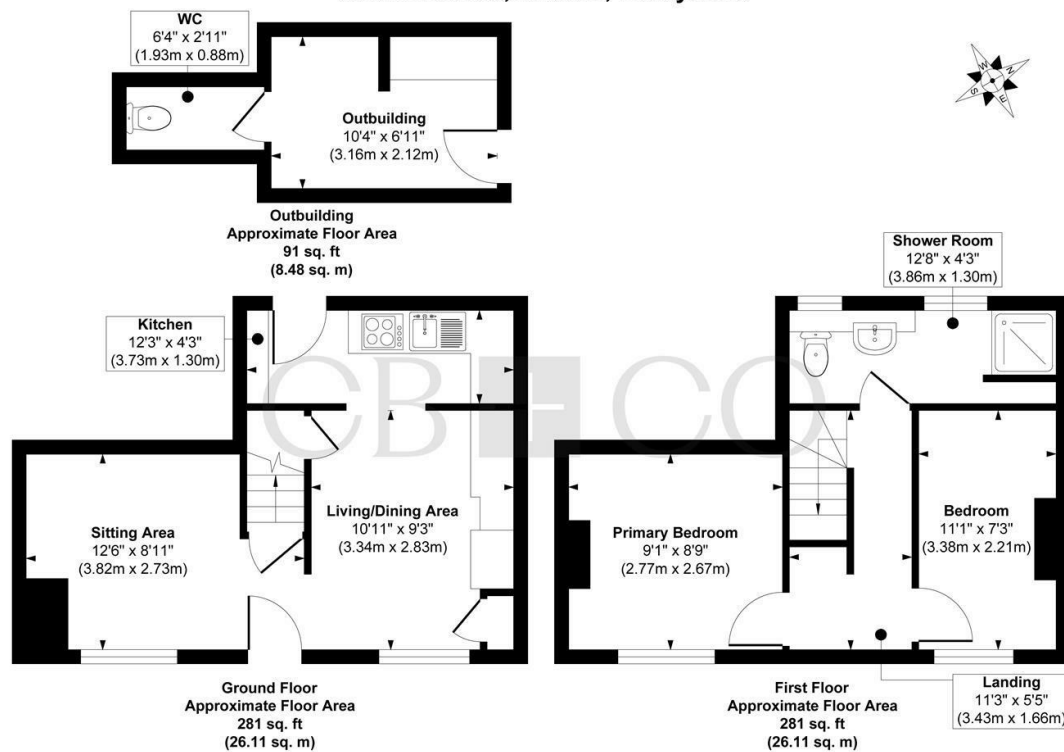
There's a strong sense of community in the area, supported by local events and recreational facilities. With a balance of character, amenities, and green space, Kilburn provides an attractive setting for day-to-day living.







Church Street, Kilburn, Derbyshire



Approx. Gross Internal Floor Area 653 sq. ft / 60.70 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Beautifully Renovated Double-Fronted Character Cottage
- Located In The Heart Of Kilburn Old Village
- Stylish Open-Plan Ground Floor Layout
- Feature Ceiling Beams And Brick Fireplace
- Contemporary Kitchen With Solid Oak Worktops
- Integrated Appliances Including Wine Cooler And Dishwasher
- Modern Shower Room With Rainfall Head And Vanity Unit
- Private Enclosed Courtyard With Workshop
- Off-Street Parking To The Side Of The Property
- Surrounded By Countryside With Scenic Walking Routes

Size

Approx 653.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

B

CURRAN BIRDS + CO

Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved