

An aerial photograph of a two-story brick house with a dark tiled roof and a red front door. A large conservatory with a glass roof and brown frame is attached to the side of the house. The property is surrounded by a large garden with a lawn, a gravel path, and various trees and shrubs. A wooden fence runs along the back and sides of the property. In the top right corner, the text 'CURRAN BIRDS + CO' is displayed in white, with a small white cross icon next to the plus sign.

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+ CO

Horsley Road  
Kilburn Village, Derbyshire  
£230,000



# CURRAN BIRDS + CO

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



SECLUDED COTTAGE WITH EXTENSIVE GARDENS OF APPROXIMATELY 1/4 ACRE - A truly unique, two-bedroom detached character cottage, tucked away just off Horsley Road in a wonderfully secluded position. The property enjoys beautifully landscaped gardens in a peaceful, tranquil setting, with far-reaching countryside views towards Holbrook. It would ideally suit first-time buyers, young couples or those looking to downsize, and offers a fantastic opportunity for keen gardeners to acquire a charming, compact home set within an extensive and mature plot.

This delightful character property benefits from gas central heating and briefly comprises a fitted kitchen with range cooker, a characterful sitting room featuring a beamed ceiling and fireplace with log burner, and access to a timber-framed conservatory. To the first floor are two well-proportioned bedrooms and a bathroom.

Set back from Horsley Road and accessed via a pathway, the property occupies an extensive, mature plot. The gardens include a large rear garden with feature pond, timber-decked seating area, vegetable garden and generous lawned areas.





## The Detail

The property is access by a door to the front elevation, the light and airy kitchen is fitted with a range of matching wall and base units topped with solid wood work surfaces, incorporating a sink with mixer tap and complementary tiled splashbacks. There is appliance space with plumbing for a washing machine, space for a fridge/freezer and a dual fuel range cooker with a stainless-steel extractor hood above. Further features include stone flooring, painted ceiling beams, open shelving, and a rear door providing access to the garden.

Continuing the stone flooring from the kitchen, the sitting room features stone flooring, the sitting room benefits from front and rear-facing windows and internal double doors leading to the conservatory at the front of the property. Additional features include wall-mounted radiators, decorative wall lighting, painted ceiling beams and a TV point. A raised cast-iron fireplace with timber lintel and exposed brick backdrop forms an attractive focal point. A carpeted staircase provides access to the first floor.

The first floor landing offers a rear-facing window, cottage-style latch doors leading to both double bedrooms and the bathroom, and a ceiling-mounted loft access. The primary bedroom enjoys windows to both the front and rear aspects and includes a wall-mounted radiator and TV point. The second bedroom features a rear-facing window and wall-mounted radiator.

The bathroom is fitted with a three-piece white suite comprising a WC, vanity unit and panelled bath with shower and attachment over. Features include heritage-style wall tiling, half-height wood panelling, a wall-mounted chrome heated towel rail, an obscured double-glazed window and wood flooring.

The property is set in the secluded position accessed from Horsley Road along a pathway located between numbers 20 and 26. An arched entrance through a hedgerow boundary leads into the front garden, which is mainly laid to lawn with a paved pathway and well-stocked flowerbeds and borders.

A true feature of this compact and delightful character detached cottage is the most impressive mature garden plot. The plot extends to around quarter of an acre and offers an ideal retreat for keen gardeners. The rear garden offers a full-width paved and gravelled entertaining area, with a timber staircase providing access to the kitchen. There is a garden shed, mature trees and a large lawn bordered by hedgerows. Conifer screening with a central access point leads through to a beautifully landscaped area, finished to a high standard with additional lawns, stocked flowerbeds, borders and fencing. The centrepiece is a large pond with timber decking, providing a wonderful space to relax and enjoy the countryside views. Beyond this lies a further lawned area with greenhouse, additional timber shed and meadowland, enhanced by mature shrubs and trees.

Please note that a restrictive covenant applies to the land associated with this property, placing certain legal limitations on its use. Further details are available upon request or can be provided by your solicitor during the conveyancing process.







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## The Location

Kilburn offers a good range of local amenities including a general store, pubs, primary school and regular bus service running to Derby City centre. Belper, Ripley and Heanor, which are all a short drive away and offer a more comprehensive range of local facilities and amenities.

Also within easy reach is a good range of quality golf courses including Morley Hayes, Horsley Lodge and Breadsall Priory which provide leisure facilities, restaurants and bars.

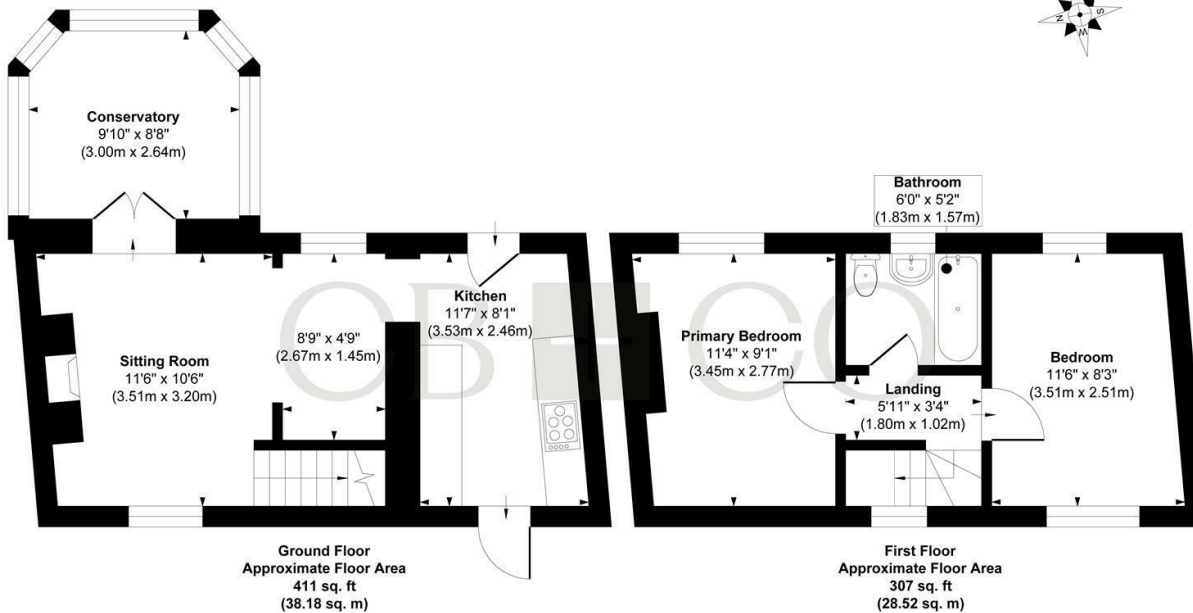
The property is conveniently located close to good transport links, most notably the A38 and A52, which in turn provides swift onward travel to the main motorway network and other regional centres.







Horsley Road, Kilburn, Belper, Derbyshire



Approx. Gross Internal Floor Area 718 sq. ft / 66.70 sq. m

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

Produced by Elements Property

## The Particulars

- Delightful Character Two Bedroom Detached Cottage
- Secluded Position - Set Back from Horsely Road
- Set within Generous Plot of Around Quarter of an Acre (0.26 Acre)
- Ideal First Time Buy or for Person Looking to Downsize
- Sitting Room, Conservatory & Fitted Kitchen with Range Cooker
- Two Double Bedrooms & Bathroom
- Extensive Mature Gardens with Pond - Ideal for Keen Gardeners
- On Street Car Parking
- Edge of Village Location - Countryside Views
- Easy Access to Derby and the Nearby Towns of Belper & Ripley

### Size

Approx 718.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

B

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Let's *Talk*

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