

Derby Road, Lower Kilburn, Belper

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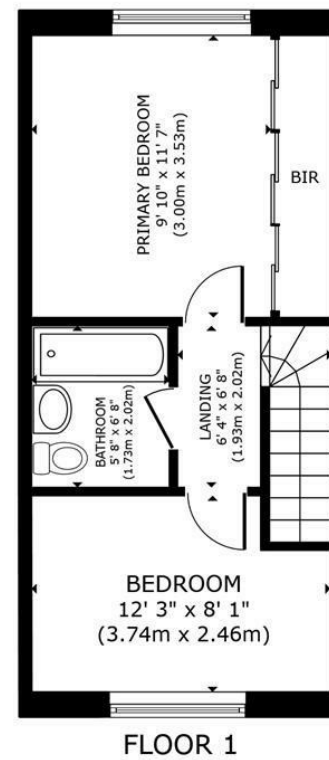
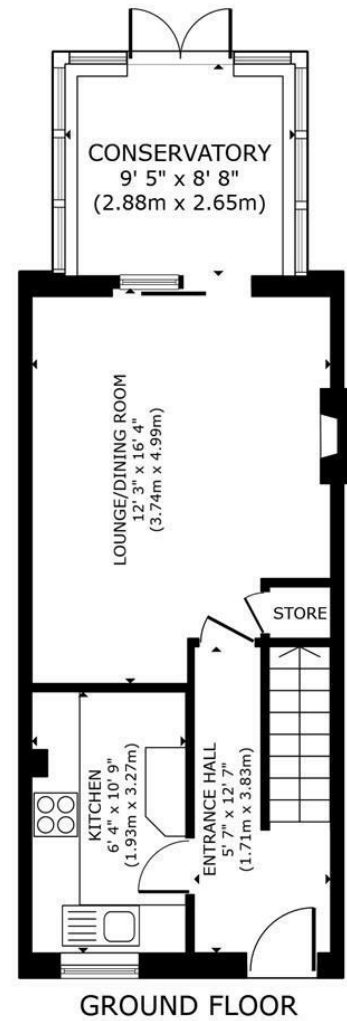
Derby Road, Belper, DE56 0NG

£900 Per month





# Floor Plan



GROSS INTERNAL AREA  
GROUND FLOOR 424 sq.ft. (39.4 m<sup>2</sup>) FLOOR 1 337 sq.ft. (31.3 m<sup>2</sup>)  
TOTAL : 760 sq.ft. (70.6 m<sup>2</sup>)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.









WELL PRESENTED SEMI DETACHED PROPERTY with conservatory, located in this popular village location offering easy access to Belper and Derby. The property has the benefit of two off street parking spaces and delightful landscaped garden.

The accommodation has uPVC double glazing , electric heating and in brief comprises: entrance hallway, fitted kitchen, spacious lounge dining room and conservatory. The first floor landing leads to two double bedrooms and bathroom.

Outside, the property stands set back from the road with two parking spaces to the front. There is gated access to the side with pathway, quality shed and access to the delightful landscaped rear garden.

- Modern Semi-Detached Home
- Entrance Hallway & Fitted Kitchen
- Two Double Bedrooms & Bathroom
- Easy Access to Belper, Derby & Ripley
- Well Presented & Maintained
- Spacious Lounge Dining Room & Conservatory
- Two Parking Spaces & Enclosed Rear Garden
- Excellent Access to Road Networks A38 & M1 Motorway













**LOCALITY & AMENITIES**

Kilburn offers a good range of local amenities including general store, village inns and a village primary school. There is also the John Flamstead Community School for secondary school education.

There is also easy access and regular bus services running to Derby City centre. Belper and Ripley, which are both located just a short drive away and located a great range of amenities including leisure centres and a good range of shops.

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.

**THE ACCOMMODATION**

**GROUND FLOOR**

**Open Entrance Porch**

**Entrance Hallway**  
12'7 x 5'7 (3.84m x 1.70m)

Entrance through uPVC wood effect double glazed door with obscure inset windows into the hallway. Fitted with oak effect laminate floor, staircase leading through to the first floor landing with painted handrail and open spindles, wall mounted electric radiator and glass panelled doors giving access through to the kitchen and the lounge/dining room.

**Kitchen**  
10'9 x 6'4 (3.28m x 1.93m)

Fitted with a range of light oak fronted wall, base and drawer units with brushed stainless steel handles, roll edged laminated granite effect work surface over, ceramic tiled splashback, integrated stainless steel electric oven, gas four ring hob with stainless steel extractor fan over. Composite sink drainer unit with chrome swan necked style mixer tap with integrated Electrolux dishwasher. Low level appliance space with plumbing for an automatic washing machine, extractor fan, slate effect ceramic tiled floor, built-in mini breakfast bar area and uPVC wood effect double glazed window to the front elevation.

**Lounge Dining Room**  
16'4 x 12'3 (4.98m x 3.73m)

Fitted with a feature fireplace with marble effect hearth and backplate with painted wood surround, free standing coal effect glass fronted gas fire, useful under stairs storage cupboard, wall mounted electric radiator, telephone point, TV point and aluminium double glazed sliding patio doors giving access through to the:

**Conservatory**  
9'5 x 8'8 (2.87m x 2.64m)

Built of brick-based wall construction with uPVC wood effect windows, angle polycarbonate roof, oak effect laminate flooring and uPVC double glazed doors giving access through to the rear garden.

**FIRST FLOOR**

**Landing**  
Staircase leading through to the first floor landing. Fitted with uPVC wood effect window to the side elevation, smoke alarm, loft access, panelled doors giving access through to both bedrooms and bathroom.

**Primary Bedroom**  
12'3 into wardrobe depth x 11'7 (3.73m into wardrobe depth x 3.53m)  
Fitted with built-in full width mirrored sliding door wardrobes, wall mounted electric panel heater and uPVC wood effect window to the rear elevation

**Bedroom Two**  
12'3 x 8'1 (3.73m x 2.46m)  
Fitted with wall mounted electric panel heater and uPVC wood effect double glazed window to the front elevation.

**Bathroom**  
6'8 x 5'8 (2.03m x 1.73m)  
Fitted with a white three-piece white with low level WC with chrome push button flush, pedestal wash hand basin, panelled bath with Mira wall mounted shower unit over, ceramic tiled splashback, ceramic tiled floor, wall mounted electric heated towel rail.

**OUTSIDE**

**Frontage & Driveway**  
To the front of the property it stands back from the road with a conifer tree boundary to the front, parking for two cars, pathway access to the front door and lawned garden to the front.

**Enclosed Rear Garden**  
Decorative wrought iron gated to the side of the property with access leading through to a paved pathway with a quality plastic framed shed. Paved patio area, raised level planting borders, stepping stone pathway leading through to the bottom end of the garden with further patio area and gravelled channels and raised level planting beds. The garden is enclosed by a fence panelled boundary and offers a good degree of privacy and is surrounded by mature trees, plants and shrubs.

**Measured by Matterport**  
The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

**Council Tax Band**  
Band B – Amber Valley Borough Council

**Reservation Fee & Deposit**  
Property Reservation Fee – One week holding deposit to be taken at the point of application, this will then be deducted from the first months rent.  
Deposit – 5 Weeks Rent

**Timescales & Status**  
The house is available immediately and is offered on an unfurnished basis.





# Viewing

Please contact our Lettings Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.

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## Energy Performance Graph

