

3 bed detached house to buy in

Hilltop Lane, Kilburn, Belper, Derbyshire, DE56 0LG

£200,000 Starting Bid

x 3 x 1 x 1

Tenure

Freehold

Allocated parking

Property features

- Three Bedrooms
- Limited Lending
- Detached House
- Semi Rural
- EPC Rating D

Key Information

- Council Tax: Band C
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

Arrange a viewing

Abigail Hall
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- Flexible viewing slots
- Accompanied viewings

Description

Occupying a much sought after semi rural and highly convenient location is this impressive three bedroomed detached residence, which represents an excellent opportunity for the discerning purchaser looking to acquire an easy to manage well presented family home. The property has the benefit of gas central heating and sealed unit PVCu double glazing. A recommended internal inspection will reveal, entrance hall with stairs to first floor, guest cloakroom WC, lounge through diner with feature fireplace, well appointed fitted kitchen with built in appliances. The first floor landing leads to three well proportioned bedrooms and a luxury family bathroom having a four piece suite. Outside is an integral single garage with up and over door, tarmacadam driveway providing off road parking and to the rear a delightful rear garden. Viewing Essential. NO CHAIN INVOLVED.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.

Entrance Hall: The property is entered via a composite door with glazed inserts, central heating radiator, PVCu double glazed window to the front elevation, laminate wood grain effect flooring, ceiling light and stairs off to the first floor landing.

Guest Cloakroom WC: Having a modern two piece suite comprising of a close couple WC and a pedestal hand wash basin. Having complimentary wall panelling, central heating radiator and a PVCu double glazed opaque window to the front elevation.

Lounge Dining Room: (4.76m x 3.37m (15'7 x 11'0)) Having PVCu double glazed doors to the rear garden aspect, gas coal effect living flame fire with marble hearth and back drop surround, television point, useful storage cupboard, wood grain effect flooring and ceiling light.

Fitted Kitchen: (4.63m x 2.33m (15'2 x 7'7)) Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with contrasting work surfaces over incorporating a sink drainer unit with Swan neck mixer tap, integrated five ring gas hob with stainless steel extractor canopy over, integrated electric double oven, space for a dishwasher and space and plumbing for an automatic washing machine. Integrated fridge and integrated freezer, ceramic tiled flooring and a PVCu double glazed window to the front elevation. Door to the side access with opaque glazed insert and two ceiling lights.

To the first floor landing: Having a PVCu double glazed window to the side elevation, central heating radiator and access to the loft void.

Master Bedroom: (2.82m red 2.33m red 1.32m x 6.03m max (9'3 red 7) This generously proportioned room has a PVCu double glazed window to the front elevation, central heating radiator and recessed ceiling lighting.

Bedroom Two: (2.66m x 3.48m (8'8 x 11'5)) Having a PVCu double glazed window to the rear elevation enjoying a fine aspect and view, central heating radiator and recessed ceiling lighting.

Bedroom Three: (2.35m x 2.67m (7'8 x 8'9)) Having a PVCu double glazed window to the rear elevation enjoying a fine aspect and view, central heating radiator and recessed ceiling lighting.

Family Bathroom: Having a luxury four piece suite comprising of a close couple WC, vanity hand wash basin, bath with panelled side and a shower enclosure having a thermostatically controlled shower having rain head and hand held attachment. Having porcelain floor and wall tiling, recessed ceiling lighting and ladder style heated towel rail. PVCu double glazed opaque window to the front elevation and extractor fan. Useful storage cupboard.

Outside: To the front of the property there is a tarmacadam driveway providing off road parking and leading to a single semi-integral garage with up and over door. To the front of the property, there is a paved path leading to entrance having a storm porch with adjacent lawn. To the rear there is a paved patio area with lawn.

Area: Kilburn is a popular village within easy reach of Belper, Ripley, Derby and the A38, M1 and A6. The village offers amenities such as primary schools, village pubs and secondary schooling is within walking distance.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £200,000

Property Type: Detached House

Parking: Allocated, Garage, Off Street

Year built: 1995

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

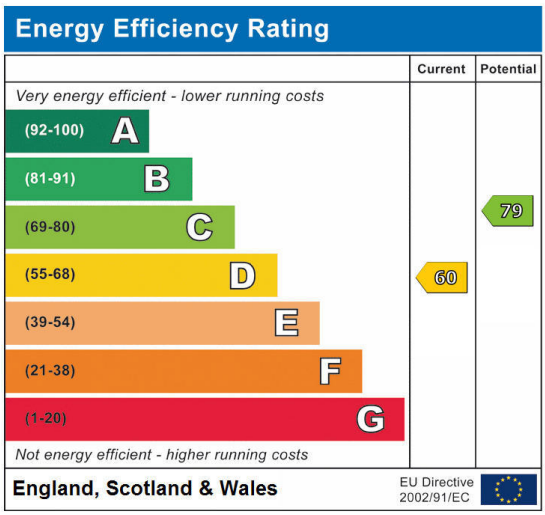
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good





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Contact your local branch today for more information on this property:

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