





4 Bed House - Detached

6 Kilbourne Court Close, Belper DE56 1SD

Price £469,950 Freehold

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Fletcher & Company

www.fletcherandcompany.co.uk

- A Highly Appealing Detached House Close To Belper Town
- Attractive Cul-de-Sac Location
- Lounge with Bay Window
- Living Kitchen/Dining Room
- Utility Room & Cloakroom
- Four Double Bedrooms
- En-suite & Family Bathroom
- Front & Rear Gardens
- Block Paved Driveway
- Integral Garage

This highly appealing detached house offers a perfect blend of comfort and convenience, making it an ideal family home. The location is particularly advantageous, as it is situated close to the vibrant town of Belper, where you can enjoy a variety of shops, restaurants, and local amenities.

The Location

The property is close to the centre of Belper, which provides an excellent range of amenities including supermarkets, shops, education at all levels, Railway Station, public houses, restaurants and recreational facilities. Within the noted World Heritage Site.

The village of Duffield is some three miles to the south and the City of Derby is eight miles to the south. The famous market town of Ashbourne, known as the gateway to Dovedale and the Peak District National Park, lies approximately ten miles to the west.

For those who enjoy the outdoor pursuits the nearby Derbyshire countryside provides some delightful scenery and walks along the banks of the River Derwent.

Accommodation

Ground Floor

Storm Porch

With oak veneered entrance door with inset leaded window.



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Entrance Hall

17'7" x 6'4" (5.38 x 1.95)

With tile flooring with underfloor heating, spotlights to ceiling, understairs storage cupboard and staircase leading to first floor.



Cloakroom

5'8" x 2'3" (1.75 x 0.70)

With low level WC, wash basin with storage cupboard underneath, tile splashbacks, spotlights to ceiling, extractor fan, tile flooring with underfloor heating and internal oak veneer door.

Lounge

16'10" x 12'1" (5.14 x 3.70)

With TV point, telephone point, underfloor heating, double glazed bay window to front and internal oak veneer door.





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Living Kitchen/Dining Room

23'8" x 12'10" (7.22 x 3.92)



Dining Area

With tile flooring with underfloor heating, open space leading to kitchen area, double glazed bi folding doors opening onto paved patio and garden and internal oak veneer door.



Kitchen Area

With stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts with matching worktops, tile splashbacks, wall mounted cupboards, built-in Neff appliances including five ring gas hob with extractor hood over, double electric fan assisted oven, fridge/freezer and dishwasher, breakfast bar, tile flooring with underfloor heating, spotlights to ceiling, double glazed window overlooking rear garden and internal glazed doors giving access to lounge.



Utility Room

8'11" x 5'11" (2.72 x 1.81)

With single sink with mixer tap, concealed combination boiler, plumbing for automatic washing machine, space for tumble dryer, tile flooring with underfloor heating, integral door giving access to garage and double glazed door giving access to garden.



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First Floor Landing

11'5" x 10'2" (3.48 x 3.10)

With access to roof space.

Bedroom One

15'2" x 10'2" (4.63 x 3.10)

With radiator, double glazed window to front and internal oak veneer door.





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En-Suite

6'0" x 5'9" (1.83 x 1.76)

With corner shower cubicle with chrome fittings, wash handbasin with base cupboard underneath, low level WC, tile flooring with underfloor heating, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, double glazed window and internal oak veneer door.





Bedroom Two

12'6" x 12'4" (3.83 x 3.78)

With radiator, double glazed window to rear and internal oak veneer door.





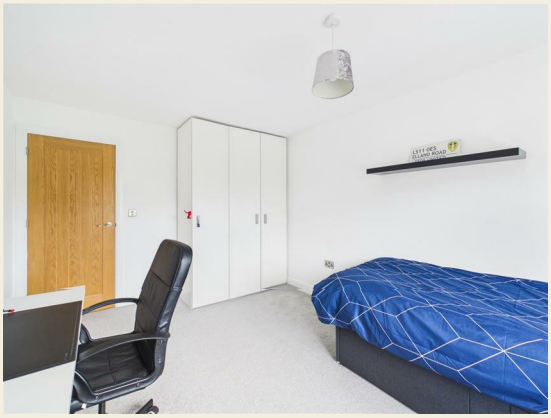
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Bedroom Three

14'0" x 10'4" (4.27 x 3.15)

With radiator, double glazed window to front and internal oak veneer door.





Bedroom Four

12'9" x 10'3" (3.89 x 3.13)

With radiator, double glazed window to rear and internal oak veneer door.





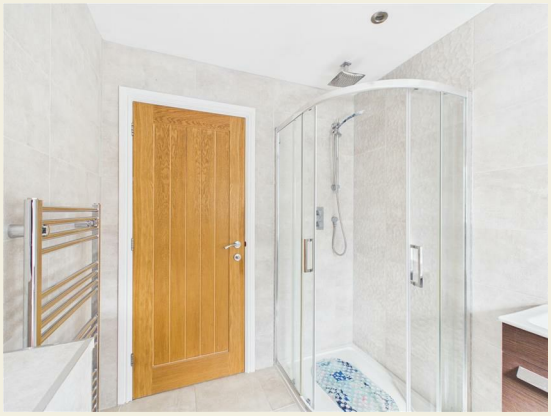
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Family Bathroom

8'11" x 6'5" (2.74 x 1.98)

With bath, wash basin with base cupboard underneath, low level WC, corner shower cubicle with shower, tile splashbacks, tile flooring with underfloor heating, spotlights to ceiling, extractor fan, heated towel rail/radiator, double glazed window and oak veneer door.





Front Garden

To the front of the property is a lawn garden with brick wall.



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Rear Garden

To the rear of the property is a low maintenance garden laid to lawn with paved patio, brick walling and fencing. There is side access with pathway and side gate.





Driveway

A double width block paved driveway provides car standing spaces for two cars.



Integral Garage

With concrete floor, power, lighting, electric front door and integral door giving access to property.



Council Tax Band E

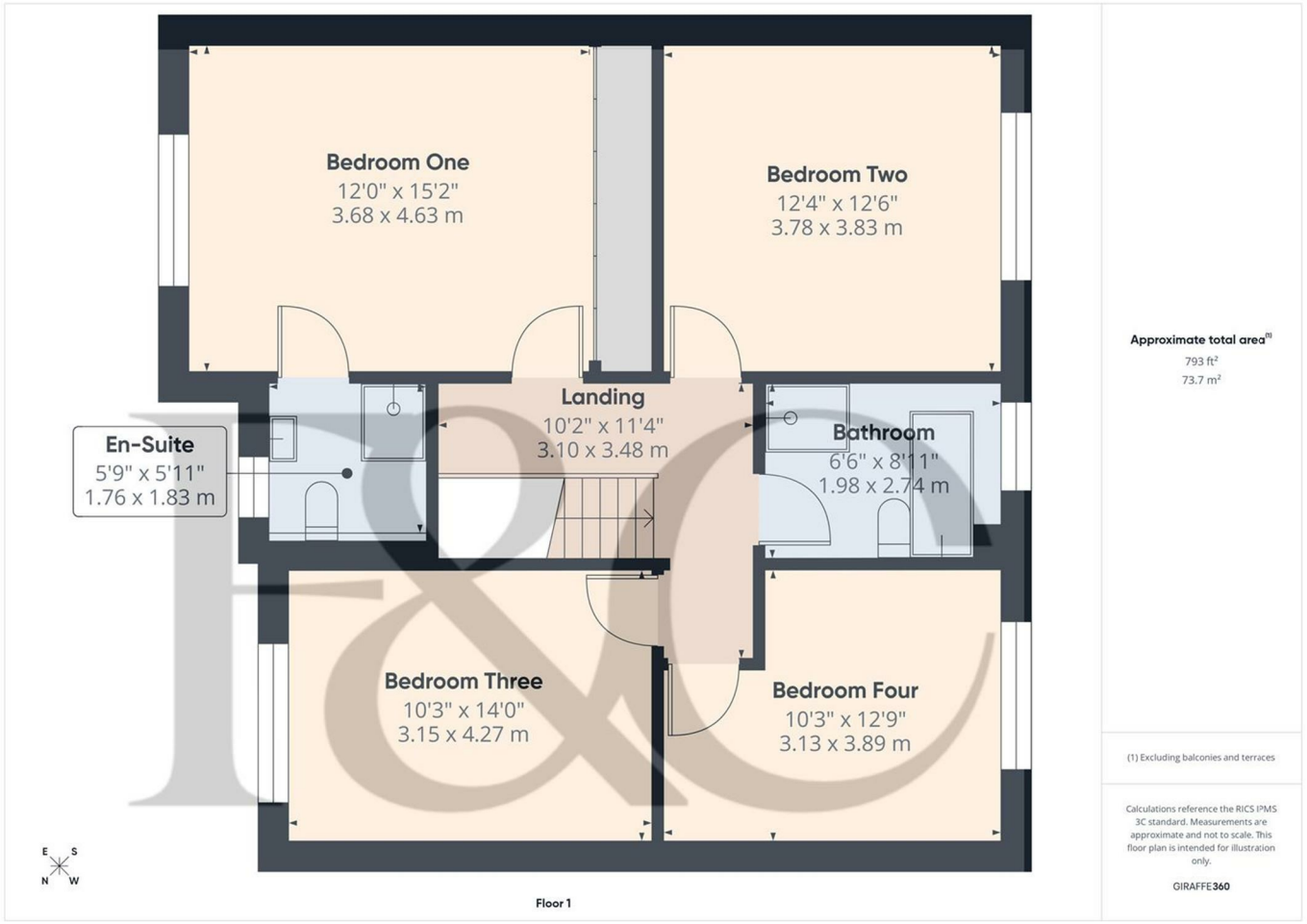
Estate Management Fees

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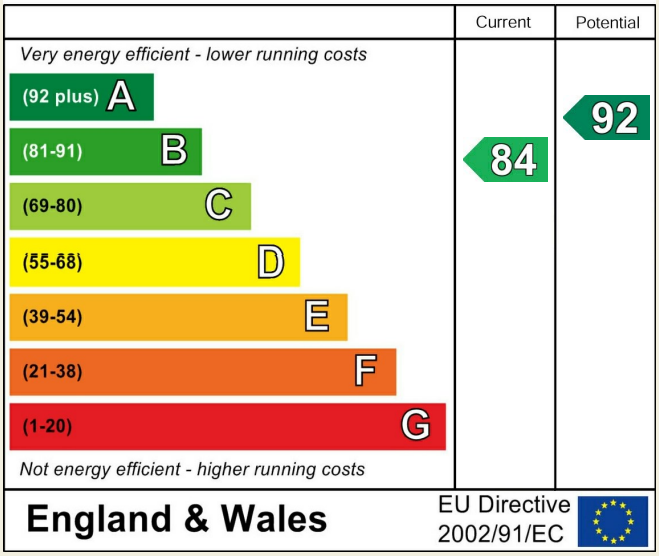
Please note, we have been informed by the vendor that there is an annual estate service charge of £240. Should you proceed with the purchase of this property this must be verified by your solicitor.



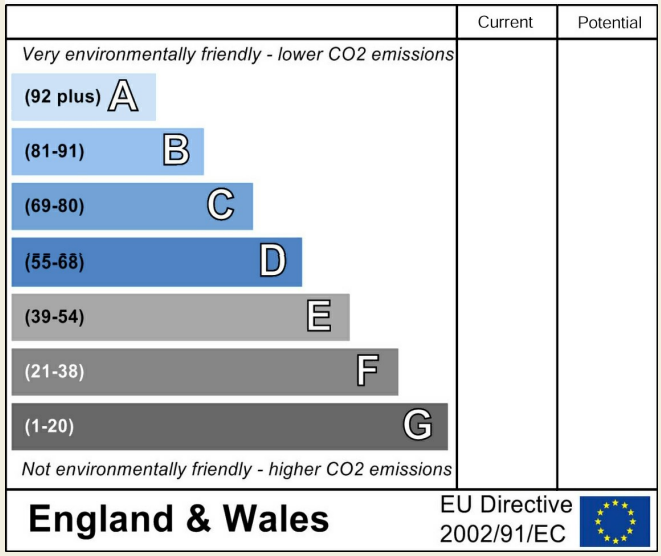
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Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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