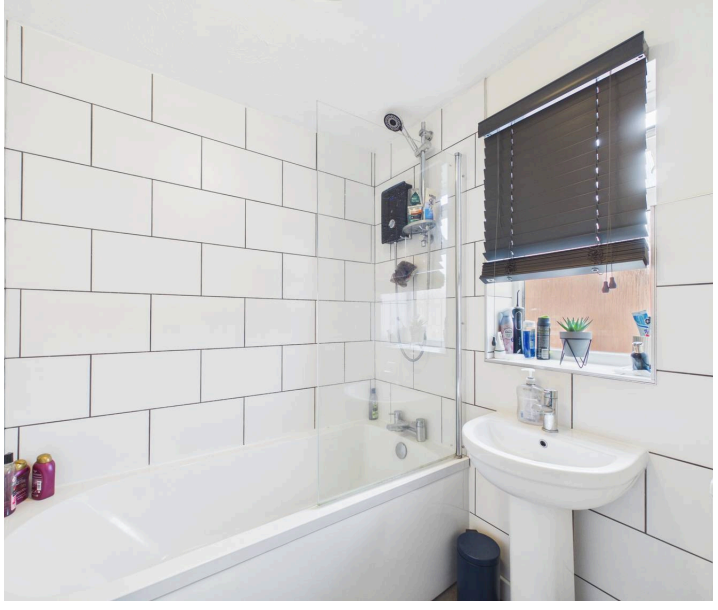


14 Blackberry Way, Kilburn - DE56 0LE

Offers Around £210,000







14 Blackberry Way

Kilburn, Belper

Grants of Derbyshire are delighted to present this beautifully maintained two-double-bedroom semi-detached home, quietly positioned within a peaceful cul-de-sac in the highly sought-after village of Kilburn.

Kilburn offers a thriving community atmosphere with parks, local shops, salons, schools and traditional public houses. The village sits just 2 miles from the vibrant heritage town of Belper, home to supermarkets, a train station, independent cafés, boutiques and the picturesque River Gardens situated alongside the River Derwent.

Derby city centre lies only 6 miles away, providing excellent commuter links and an extensive range of amenities.

Arranged over two floors, the property benefits from uPVC double glazing throughout and offers versatile, well-finished accommodation. The ground floor comprises a contemporary kitchen and a generously sized living room. To the first floor are two double bedrooms and a modern family bathroom.

Externally, the home enjoys a fully enclosed rear garden with a paved seating area ideal for outdoor dining. A driveway to the side provides comfortable parking for two vehicles. **Viewing is highly recommended. A virtual tour is available. EPC rated C.**







Ground Floor

A paved path leads to the UPVC partially glazed front door, which opens directly into the entrance hall.

Entrance Hallway

3' 7" x 3' 1" (1.09m x 0.93m)

An ideal space for storing coats and shoes, with a door to the right that opens into the

Living Room

11' 11" x 17' 4" (3.64m x 5.29m)

This well-proportioned living room features a front-aspect uPVC double-glazed window, allowing plenty of natural light to fill the space. An electric fire set on a ceramic hearth provides a pleasant focal point, creating a warm and inviting atmosphere. The current owners have utilised the space well, with the rear of the room currently arranged as a dining area. A useful under-stairs storage cupboard is situated within the room, providing ample additional storage. An opening leads through to the...

Kitchen

11' 11" x 6' 10" (3.64m x 2.08m)

Fitted with a range of modern white wall, base and drawer units, complemented by grey tiled splashbacks. Integrated appliances include a stainless steel sink with mixer tap and an induction hob with extractor hood above and oven below. A sliding door opens directly onto the garden, creating an easy connection between the kitchen and outdoor space. There is also space for a washing machine and an under-counter fridge.

First Floor

Stairs from the living room rise to the first floor landing.

Bedroom One

12' 0" x 9' 7" (3.66m x 2.92m)

A spacious double bedroom with a uPVC double glazed window to the rear aspect, which fills the room with an abundance of natural light. There is ample space in this room for freestanding or fitted wardrobes.

Bedroom Two

12' 0" x 8' 10" (3.65m x 2.68m)

Another generously proportioned double bedroom featuring a uPVC double-glazed window to the front aspect, allowing plenty of natural light into the room. The current owners have a triple-door freestanding wardrobe, with ample additional space for further bedroom furniture to suit your individual storage needs.

Family Bathroom

5' 7" x 6' 10" (1.70m x 2.09m)

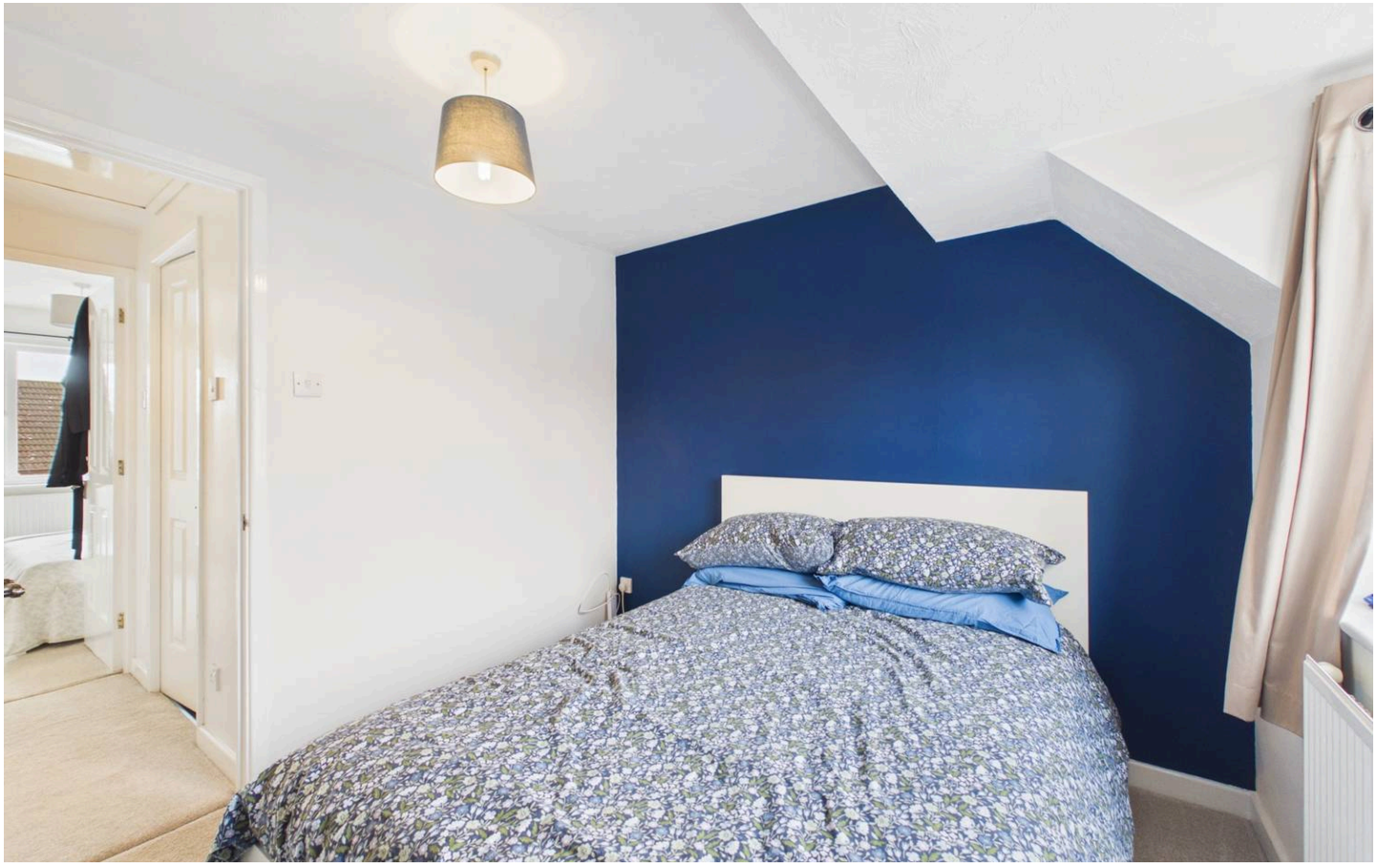
This part-tiled bathroom is fitted with a three-piece suite comprising a low-flush WC, white pedestal wash hand basin with chrome mixer tap and a panelled bath with chrome mixer tap and a fitted shower screen and mains shower over.

Garden

Externally, the property benefits from a fully enclosed rear garden, thoughtfully arranged into separate areas for cooking, dining and relaxing. A paved seating area provides the perfect setting for alfresco dining and entertaining, while a lovely variety of plants and shrubs enhances the garden's appeal. To the side of the property, a private driveway provides off-road parking for two cars with ease.

Driveway

2 Parking Spaces









Floor 0



Floor 1



GRANT'S OF DERBYSHIRE

Approximate total area(1)

52.5 m²

566 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given as to their condition. The deeds have not been inspected by the writer of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.