

Windmill Avenue
Kilburn Belper

burchell edwards

Windmill Avenue
Kilburn Belper DE56 0NY

for sale
£210,000







Property Description

Burchell Edwards are pleased to bring to the market this well-proportioned three bedroom semi-detached home, situated in a popular residential location on Windmill Avenue, Kilburn. Offered for sale with no upward chain, the property benefits from ample off-road parking via a tarmac driveway, a generous rear garden and useful loft room, offering potential for a fourth bedroom, subject to the necessary building regulations.

The accommodation briefly comprises an entrance hallway, spacious lounge with feature fireplace, separate dining room and kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and a family bathroom.

A further benefit is the useful loft room, providing versatile additional space with potential to create a fourth bedroom, subject to the relevant building regulations and approvals.

Externally, the property enjoys a tarmac driveway, providing ample off-road parking to the front, whilst the rear garden is a generous garden, laid mainly to lawn and offering plenty of space for outdoor enjoyment.

Entrance Hallway

Accessed via a UPVC double glazed door to the side elevation and having a central heating radiator and stairs rising to the first floor landing.

Lounge

Having a UPVC double glazed window to the front elevation, tiled floor coverings and a feature fireplace with oak surround.

Dining Room

Having a UPVC double glazed window to the front elevation, a central heating radiator and door to:

Kitchen

Having a range of matching base units with laminate work surfaces over, incorporating a stainless steel sink/ drainer unit with chrome mixer tap over and a four ring gas burning hob with a stainless steel extractor hood over. There is a central heating radiator, two double glazed windows to the side elevation and a double glazed door to the rear elevation, providing access to the garden.

First Floor Landing

Having a UPVC double glazed window to the side elevation, a central heating radiator and loft hatch providing accessed to a useful loft room.

Bedroom One

Having a UPVC double glazed window to the front elevation, a central heating radiator and store cupboard.

Bedroom Two

Having a UPVC double glazed window to the rear elevation, a central heating radiator and store cupboard housing the boiler.

Bedroom Three

Having a UPVC double glazed window to the front elevation and central heating radiator.

Bathroom

A three piece white suite, comprising; A panelled P shaped bath with a mains fed, chrome shower head over, a pedestal wash hand basin with chrome mixer tap over and low level W.C. The bathroom is fully tiled, there is a chrome heated towel rail, UPVC double glazed obscured window to the side elevation and an extractor fan.

Loft Room

Having UPVC double glazed window to the rear elevation.

Outside

To the front of the property is a lawned fore-garden and a tarmac driveway, providing ample off-road parking and access to the side entrance door. The rear garden is generously sized and is laid mainly to lawn, with a paved patio and timber summer house.







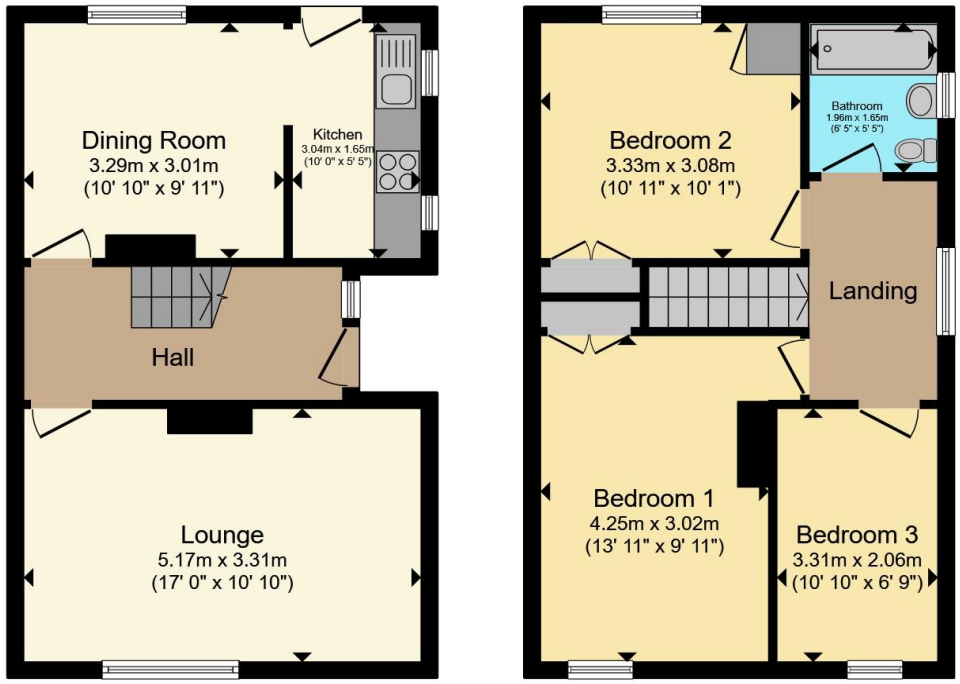












Ground Floor **First Floor**

Total floor area 82.8 m² (891 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Burchell Edwards on

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1-3 Bridge Street
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EPC Rating: D

Council Tax Band: A

Tenure: Freehold

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