

Home 2 Sell

Quality Service For Less



## 15 Kiln Drive

Belper, DE56 1SE

Offers Around £229,995



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## Entrance Hall

Having a storm porch canopy the property is entered via a composite door with glazed insert, central heating radiator and ceiling light.

## Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and a pedestal hand wash basin with complimentary splash back tiling. Quality vinyl flooring and recessed light, extractor fan and central heating radiator.

## Lounge

9'6" reducing 8'6" x 16'4" reducing 13'3" (2.90m reducing 2.60m x 5.00m reducing 4.06m )

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light. Useful under stairs storage.

## Fitted Dining Kitchen

9'1" x 13'2" (2.78m x 4.03m )

Having a beautiful fitted kitchen comprising of a range of base, wall and matching drawer units with quality roll top work surfaces over incorporating a one and a half sink drainer unit with a Swan neck mixer tap. Integrated electric fan assisted oven with gas four ring hob and stainless steel extractor canopy over. Space and plumbing for an automatic washing machine, space for a fridge freezer, recessed ceiling lighting and ceiling light, central heating radiator, PVCu double glazed French door to the rear garden aspect and a PVCu double glazed window to the rear elevation. A cupboard housing the Vaillant gas boiler which services the domestic hot water and central heating system.

## To the first floor landing

Having access to the loft void. Central heating radiator.

## Bedroom One

13'3" x 9'1" reducing 8'7" (4.04m x 2.77m reducing 2.62m )

Having fitted wardrobes with drawers, storage and hanging space. PVCu double glazed window to the rear elevation with wonderful roof top views over the Chevin. Central heating radiator and ceiling light.

## Bedroom Two

13'3" x 8'9" (4.05m x 2.67m )

This generously proportioned room has two PVCu double glazed windows to the front elevation, central heating radiator and ceiling light.

## Family Bathroom

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a bath with panelled side and having a shower over. Chrome ladder style heated towel rail, recessed ceiling lighting, quality vinyl flooring and an electric shaver point.

## Outside

Outside to the front a block paved driveway provides off road parking for two vehicles and to the rear a delightful enclosed garden which enjoys a most pleasant aspect having a patio immediately to the rear giving way to a lawn with raised well stocked border and gated rear access.

## Area

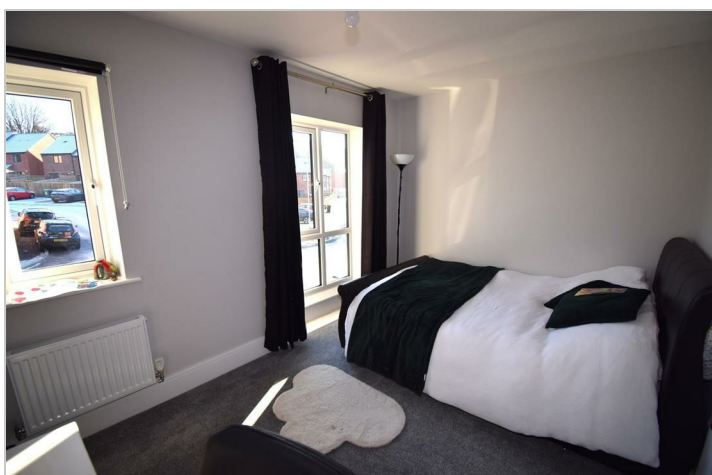
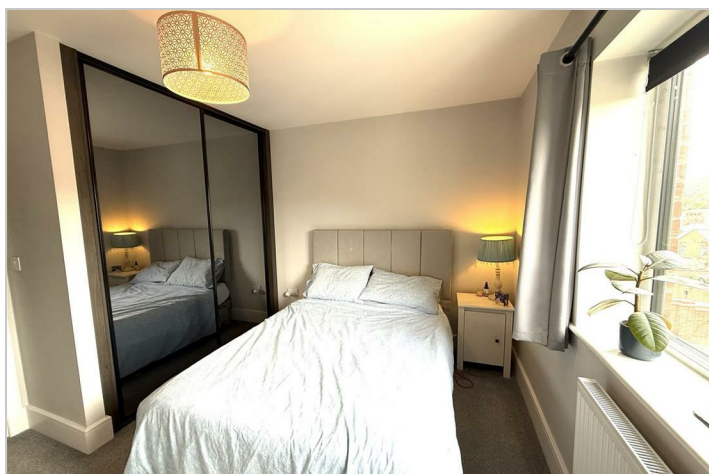
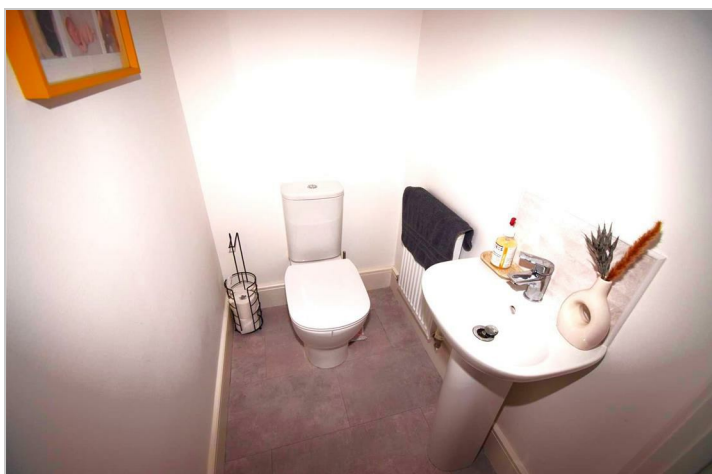
Kiln Drive is situated approximately a half mile from the centre of Belper which provides an excellent

range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

### Directional Note

Leave the offices of Home2sell via Queen Street which becomes The Fleet, continue along The Fleet taking a right hand turn onto Becksitch Lane. Turn left on to the A6 towards Milford taking the first left on to the New Wheeldon Estate where Kiln Drive can be found on the left hand side.



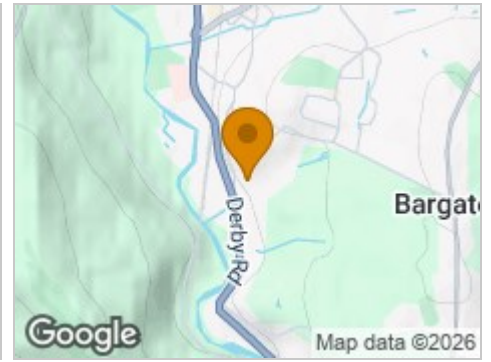
## Road Map



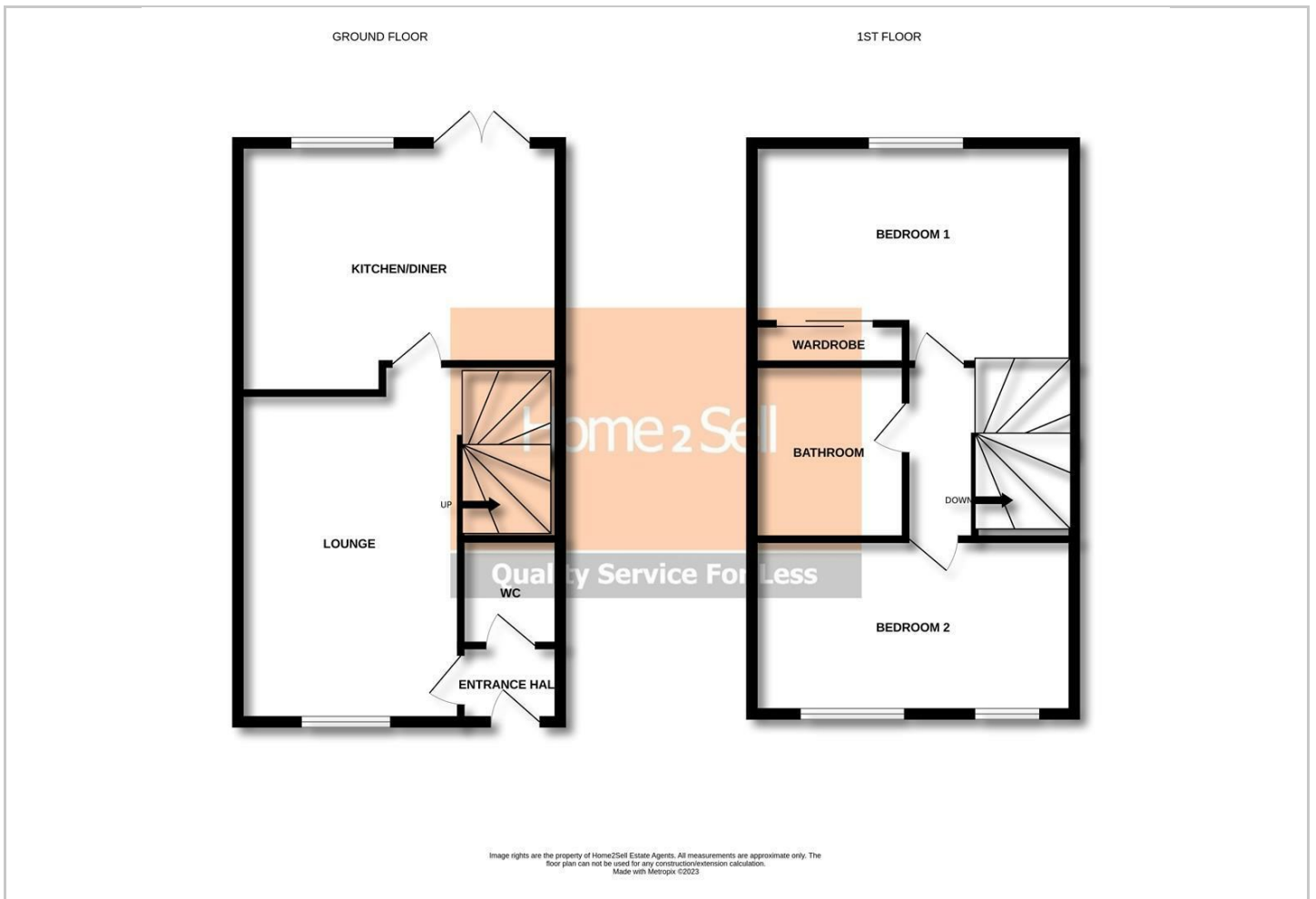
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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