

Home 2 Sell

Quality Service For Less



## 15 Blackberry Way

Kilburn, Belper, DE56 0LE

£900 Per Month



Enjoying a cul-de-sac position located on a small residential development in a popular village location offering excellent commuting distance to the A38 providing a direct link to Derby city centre to the south and the M1 junction 28 to the north, is this two bedroom modern semi detached property. The accommodation is presented to an excellent standard throughout benefiting from PVCu double glazed windows and a gas central heating system. The accommodation comprises: entrance hall, lounge with feature fire place, fitted kitchen with built-in oven and hob and PVCu conservatory. To the first floor landing, two well proportioned bedrooms bedrooms and a modern fitted family bathroom having a three piece suite. The property has a tarmac driveway to the side with parking for two vehicles and a delightful landscaped rear garden. We strongly recommend an internal inspection to fully appreciate this quality home for let.



### Entrance Hall

The property is entered via a traditional door with glazed insert and outside light.

### Lounge

13'6" x 11'10" reducing 8'10" (4.14m x 3.61m reducing 2.70m )

Having a PVCu double glazed window to the front elevation, central heating radiator, ceiling light, television point and stairs off to the first floor landing. The focal point of the room is a polished marble fire place having an inset gas coal effect living flame fire.

### Dining Kitchen

11'10" x 8'5" (3.62m x 2.58m )

Having a fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel sink drainer unit with chrome Swan neck mixer tap. Integrated electric fan assisted oven with four ring electric hob and extractor over. Space and plumbing for an automatic washing machine and space for a fridge. Complimentary splash back tiling, tile effect flooring, wooden window and door with glazed insert to the conservatory.

### Conservatory

10'1" x 10'11" (3.08m x 3.33m )

Being of PVCu sealed unit construction on a brick base with a polycarbonate roof system, ceramic tile flooring and light.

### To the first floor landing

Having access to the loft void with ladder having a Worcester gas combination boiler which services the domestic hot water and central heating system. Ceiling light.

### Bedroom One

11'10" x 8'8" (3.62m x 2.65m )

Having a PVCu double glazed window to the rear elevation, central heating radiator, wood grain effect flooring and ceiling light.

### Bedroom Two

6'7" reducing 3'10" x 11'9" reducing 8'2" max (2.02m reducing 1.19m x 3.60m reducing 2.51m max )

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

### Family Bathroom

Having a modern fitted suite comprising of a concealed cistern WC with fitted vanity hand wash basin with cabinet and a bath with panned side having a thermostatically controlled shower over. PVCu double glazed opaque window to the side elevation, ceramic tiled flooring, complimentary wall tiling, recessed ceiling lighting and extractor fan.

### Outside

The property sits in a slightly elevated position having a neat fore garden to the front with lawn, well stocked borders and a pathway having steps to the front door. Adjacent a tarmac driveway providing ample off road parking with gated access to the rear garden.

A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having a decking terrace to the side making an ideal space for el fresco dining and entertaining. A manicured lawn with well stock borders containing a most interesting and varied selection of plants and shrubs.

## Area

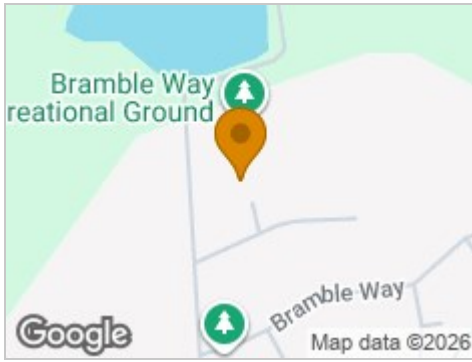
Kilburn is a popular village within easy reach of Belper, Ripley, Derby and the A38, M1 and A6. The village offers amenities such as primary school, shop, village pub and secondary schooling is within walking distance.

## Directional Note

From the Belper office proceed along Chapel Street to the Morrison's roundabout and turn left onto New Road, continue through the Market Place onto High Street and Spencer Road, at the mini roundabout turn right and at the next mini roundabout turn left onto Kilbourne Road. Continue proceeding out of Belper and under the A38 into the Rawson Green area of Kilburn, before the Kilburn Tollbar traffic lights turn left onto Brickyard Lane and right onto Blackberry Way.



## Road Map



## Hybrid Map



## Terrain Map



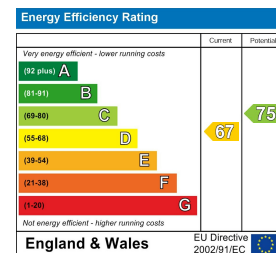
## Floor Plan



## 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



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