

Home 2 Sell

Quality Service For Less



5 Blackthorne Close

Kilburn, Belper, DE56 0LF

Offers Over £170,000



OPEN HOUSE HERE ON FRIDAY 5TH JUNE 2026 FROM 12 NOON TO 2 PM.
PLEASE CALL 01773 823 200 TO BOOK YOUR ACCOMPANIED VIEWING.

Enjoying a cul-de-sac position located on a small residential development in a popular 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 double bedroom modern residence. 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 porch, lounge dining room, fitted kitchen with built-in oven and hob and aluminium sliding doors to the rear garden aspect. To the first floor landing two well proportioned bedrooms and a family bathroom having a three piece suite. The property has a driveway to the front with ample parking and a delightful enclosed low maintenance rear garden with patio and lawn. As selling agents we strongly recommend an internal inspection to fully appreciate this quality home.
IDEAL FIRST TIME BUY OPPORTUNITY.



Entrance Porch

A half glazed UPVC entrance door allows access with radiator and UPVC double glazed window to the front.

Lounge Dining Room

11'11" reducing 8'7" x 17'5" (3.64m reducing 2.62m x 5.31m)

Having a UPVC double glazed window to the front, television aerial point, useful under-stairs cupboard providing excellent storage and radiator. The stairs lead off to the first floor.

Kitchen

11'10" x 6'7" (3.62m x 2.01m)

Appointed with a range of base cupboards, drawers and eye level units with rolled top work surface over incorporating a stainless steel sink drainer with a chrome mixer tap and complimentary splash back tiling. Integrated electric fan assisted oven with four ring gas hob and stainless steel extractor canopy over, wall mounted gas boiler which services the domestic hot water and central heating system, space for a fridge freezer and space and plumbing for an automatic washing machine. Wood grain effect flooring, central heating radiator and ceiling lighting. Aluminium double glazed doors open to the rear garden aspect.

To the first floor landing

With access to the loft void. Ceiling light.

Bedroom One

11'11" x 8'0" (3.65m x 2.45m)

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

Bedroom Two

9'1" reducing 4'9" x 11'11" (2.78m reducing 1.45m x 3.64m)

Having dormer style PVCu double glazed window to the front, useful built-in cupboard houses the domestic hot water tank, central heating radiator and ceiling light.

Bathroom

Appointed with a three piece suite comprising panelled bath with shower attachment over, pedestal hand wash basin and a close couple WC. PVCu double glazed opaque window to the side elevation, wood grain effect flooring, central heating radiator and ceiling light.

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, village pub, shop and secondary schooling is within walking distance.

Directional Note

Leave Belper along High Street which becomes Spencer Road. At the mini island turn right onto Short Street and left at the second island onto Nottingham Road which becomes Kilbourne Road and eventually Kilburn Lane. Immediately after the A38 bridge, turn left onto Belper Road which becomes Northfields. At the junction turn left onto Brickyard Lane and take the next right onto Bramble Way. Take the second right hand turn onto Blackthorne Close where the property can be found at the head of the cul-de-sac.



Road Map



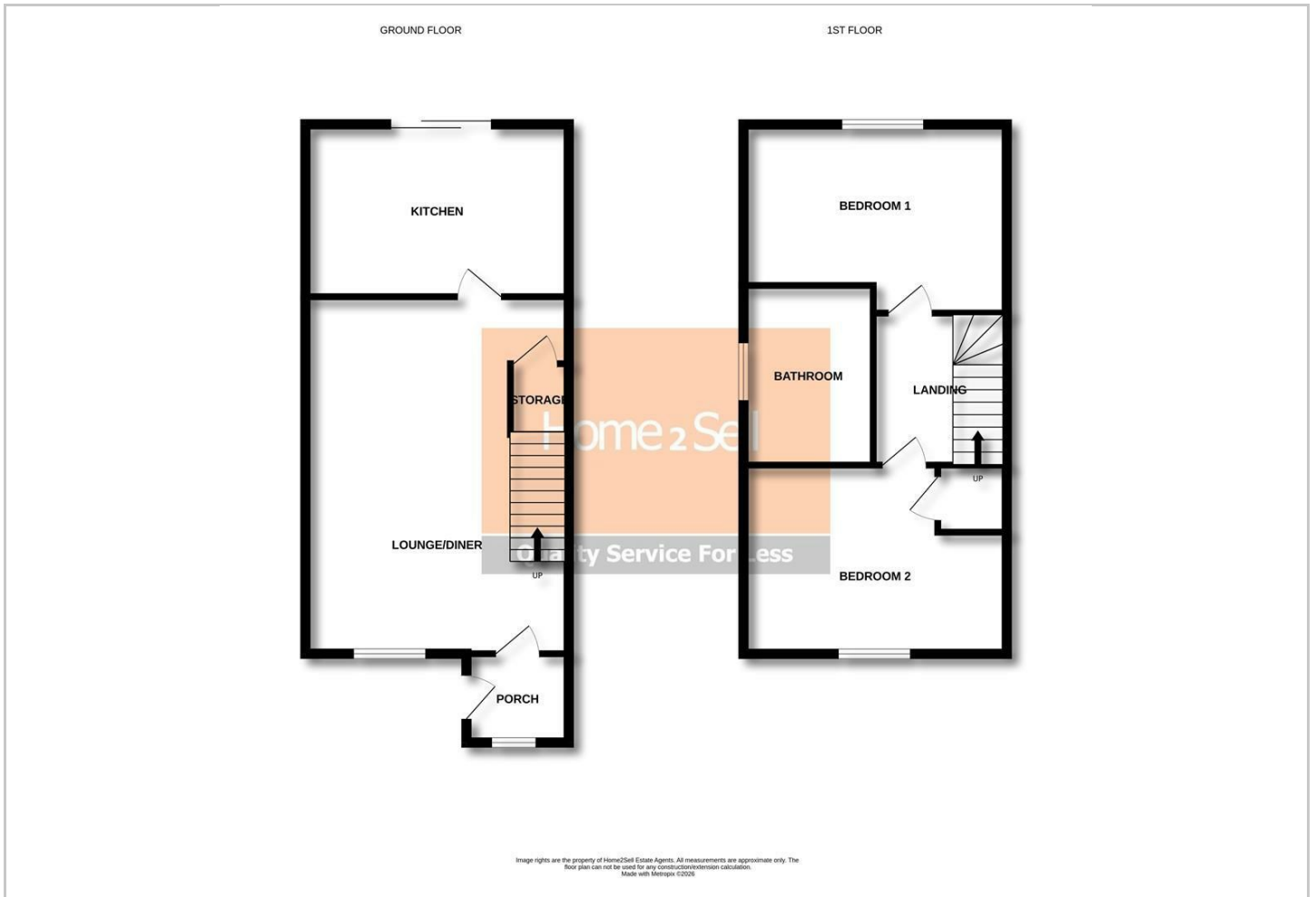
Hybrid Map



Terrain Map



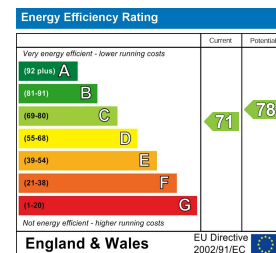
Floor Plan



Viewing

Please contact our Belper Lettings 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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