Home 2 Sell

Quality Service For Less



93 Elm Tree Avenue

Kilburn, DE56 0NN

Offers Over £200,000

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Entrance Hall
The property is entered via a traditional door having glazed insert, with matching double glazed side window. Wall light, under stairs recess, electric storage heater and stairs off to the first floor landing.

Lounge
10'6" x 12'7" extending 13'10" (3.21m x 3.84m extending 4.23m)
Having glazed double doors to the dining kitchen, double glazed window to the front elevation, feature stone fireplace with television stand, coving to the ceiling and light.

Dining Kitchen
16'7" x 8'2" extending 9'1" (5.07m x 2.50m extending 2.78m)
Having a fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a sink drainer unit with Swan neck mixer tap. Complimentary splash back tiling, cooker, automatic washing machine and electric storage heater. Having Double glazed doors to the rear garden aspect with matching side panels and double glazed window to the rear garden aspect. Ceiling light, strip light and wood grain effect flooring.

To the first floor landing
Having cupboard containing the domestic hot water tank. Double glazed window to the side elevation and ceiling light.

Bedroom One
12'2" x 8'5" (3.73m x 2.59m)
Having a double glazed window to the front elevation having roof top views, laminate flooring, fitted wardrobe and ceiling light.

Bedroom Two
9'3" x 8'6" (2.83m x 2.61m)
Having a double glazed window to the rear elevation, laminate wood grain effect flooring, fitted wardrobe and ceiling light.

Bedroom Three
7'9" reducing 4'8" x 8'9" reducing 5'11" (2.37m reducing 1.43m x 2.69m reducing 1.82m)
Having a double glazed window to the front elevation, fitted cupboard, dresser and storage, wood grain effect flooring and ceiling light.

Family Bathroom
Having a three piece suite comprising of a close couple WC, vanity hand wash basin with fitted cupboard and a bath having panelled side. Opaque double glazed window to the rear elevation, complimentary wall tiling and ceiling light.

Outside
The property sits in a prominent position enjoying a corner plot with mature front and side garden laid mainly to lawn with mature planting and hedgerow. To the rear a delightful rear garden which enjoys a most pleasant aspect having a patio terrace immediately to the rear making an ideal space for el fresco dining and entertaining. Having block paved patio and steps to a rockery garden having a varied and interesting selection of shrubs, perennials and herbaceous planting. Pergola and green house.

Garage
Having up and over door. Courtesy door to the side access.

Area

Kilburn is a much sought after village offering a wide range of amenities including general store, selection of local village inns and good schooling within close proximity. It is conveniently located near to excellent transport links, in particular the A38 which provides easy access to the main motorway network in the north and Derby City Centre in the south which offers a comprehensive range of services.

Directional Note

Leaving Belper along Kilbourne Road continue to Kilburn Toll Bar traffic lights proceeding over into Bywell Lane, turning left at the mini roundabout into Highfield Road continuing into Chapel Street before turning right into Elm Tree Avenue follow the road round where the property can be found on the left hand side.









Road Map



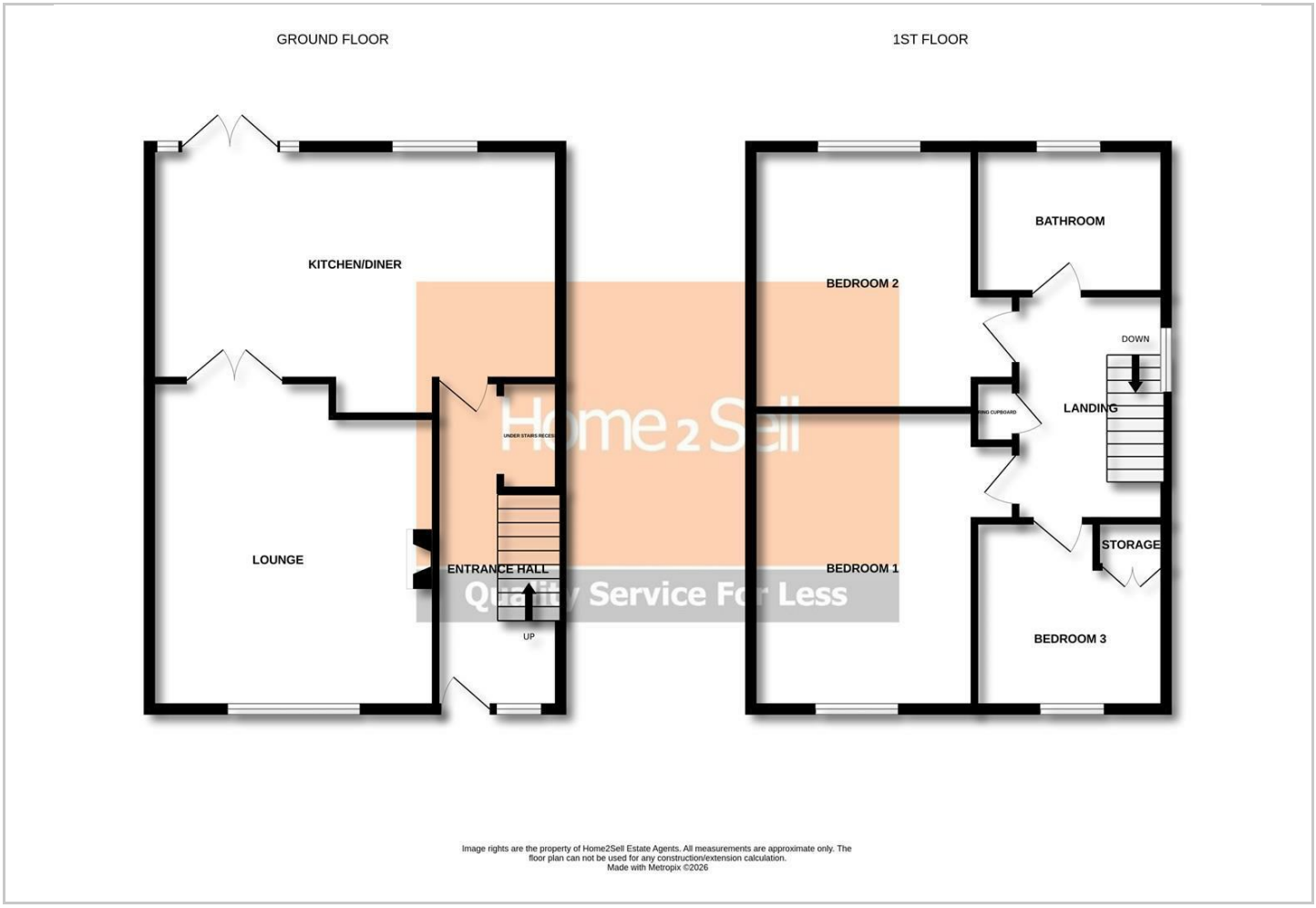
Hybrid Map



Terrain Map



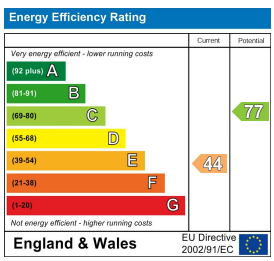
Floor Plan



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



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