



**11 HAWTHORNE CLOSE, KILBURN, BELPER, DE56 0LJ**

**PRICE: £174,950**



**ASHBOURNE:** 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk  
**MATLOCK:** Archway Estate Office, 16 Crown Square, Matlock, DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)



**ESTATE AGENTS   CHARTERED SURVEYORS   AUCTIONEERS**



## DESCRIPTION

This modern two double bed roomed mid terrace property occupies a cul-de-sac position within this small residential development located in the popular village of Kilburn. Conveniently placed for daily access to the cities of Derby and Nottingham, the A38 and M1.

The property has gas central heating, upvc double glazing and the accommodation briefly comprises entrance porch, sitting/dining room and fitted kitchen with French doors opening onto the garden. On the first floor there are two double bedrooms and a family bathroom.

Externally there is a fore garden, enclosed rear garden and allocated parking space.

Ideal opportunity for first time buyers, those wanting to downsize or as a buy-to-let investment.

## ACCOMMODATION

A upvc double glazed front entrance door opens into the

**Entrance Porch** with radiator and door opening into the

**Living/Dining Room** 5.29m x 3.65m (17'4" x 12') having a upvc double glazed window, radiator, feature fireplace with wooden surround, marble hearth and back and inset coal effect electric fire. Staircase leading to the first floor with under stairs storage cupboard. A door leads into the

**Kitchen** 3.65m x 2.07m (12' x 6'10") comprising a range of wall and base units and drawers with integrated Sterling electric oven, four ring gas hob and stainless steel extractor hood above. Work surface with inset stainless steel sink and drainer unit, tiled splashback, space for a fridge/freezer, space and plumbing for a washing machine, wall mounted gas central heating boiler, radiator and upvc double glazed French doors opening onto the rear garden.

**First Floor Landing** with access to the roof space and doors lead to both bedrooms and the bathroom.

**Bedroom One** 3m (9'10") measured up to the wardrobes x 2.96m (9'9") maximum. Having three double wardrobes across one wall providing hanging and shelving space, rear aspect upvc double glazed window and radiator.

**Bedroom Two** 3.64m x 2.71m (11'11" x 8'11") overall measurements. Having a front aspect upvc double glazed window, radiator and in-built cylinder cupboard.

**Bathroom** 2.06m x 1.68m (6'9" x 5'6") Being fully tiled, comprising a bath with Triton T80 electric shower over and folding glazed shower screen, wash hand basin, low flush wc. heated towel rail and extractor fan.



**OUTSIDE**

To the front of the property there is a lawned fore-garden with paved pathway to the front door and shrub borders.

The rear garden is laid to lawn with paved patio and shrub borders. There is a timber garden shed. The rear garden is enclosed by timber fencing with rear entrance gate leading to the allocated parking space.

**SERVICES**

It is understood that all mains services are connected.

**FIXTURES & FITTINGS**

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

**TENURE**

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

**COUNCIL TAX**

For Council Tax purposes the property is in band B

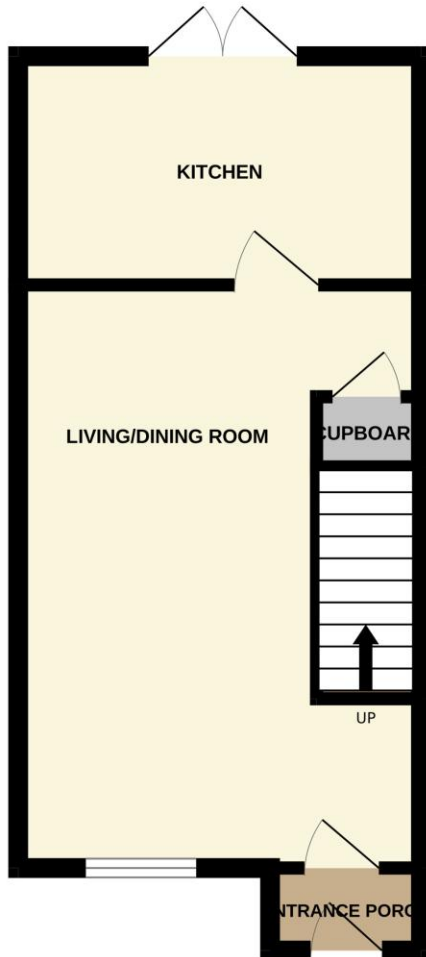
**EPC RATING D****VIEWING**

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

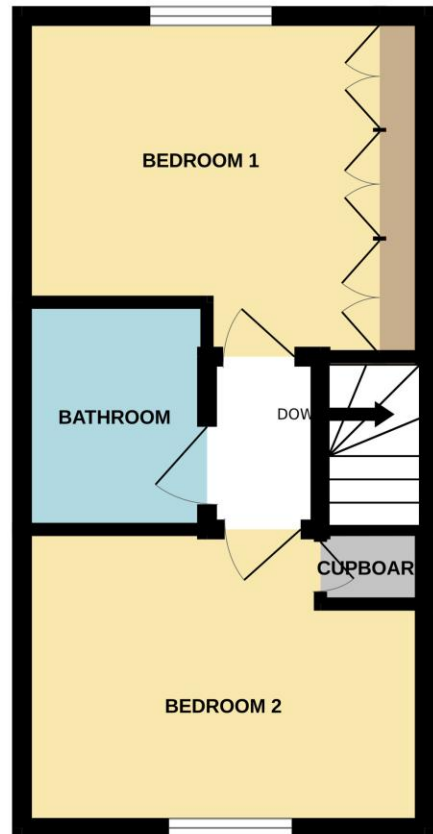
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GROUND FLOOR  
301 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR  
273 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.

The particulars form no part of a contract or lease.