



37 Highfield Road
Kilburn
Belper
Derbyshire
DE56 0NP

Offers Over
£260,000

- Well-presented detached bungalow
- Generous sized plot
- Ample parking and single garage
- GCH and double glazing
- Sitting Room and Dining Room
- Well-appointed Kitchen
- Two Double Bedrooms
- Shower room
- Delightful Gardens
- Viewing Essential

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

This detached bungalow is offered for sale with the benefit of gas fired central heating and sealed unit double glazing throughout. The tastefully decorated and well presented living accommodation briefly comprises, sitting room with feature fireplace, dining room, well-appointed kitchen, two double bedrooms and modern shower room.

Outside there are delightful gardens, driveway with ample off road parking, carport and single detached garage/workshop.

LOCATION

Kilburn is a convenient and popular location approximately eight miles north of Derby city centre, having a good range of local amenities including shops, schools at primary and secondary level, recreational grounds, village inns and bus services. Kilburn is well placed for Belper (two miles), Ripley (three miles) and Heanor (five miles). Excellent transport links are close by including the nearby A38 and M1 Motorway.

ACCOMMODATION

ON THE GROUND FLOOR





WELLAPPOINTED KITCHEN

3.60m x 2.43m (11'9" x 7'11")

With a range of fitted base, wall and drawer units with matching cupboard fronts, roll edge laminate preparation surfaces with inset composite sink unit with draining board, chrome mixer tap, complementary tiled splash-backs, integrated electric fan assisted oven and built in four ring gas hob with integral extractor hood over with variable speed fan and lighting, plumbing suitable for an automatic washing machine, sealed unit double glazed windows to both side and front elevations and upvc obscure double glazed and panel entrance door.

SITTING ROOM

4.70m x 3.31m (15'5" x 10'10")

Wood effect flooring, feature fireplace with inset electric flame effect fire, TV and telephone points, radiator, upvc double glazed leaded windows to the front elevation and archway leading into:

DINING ROOM

4.28m x 1.93m to 1.52m (14'0" x 6'3" to 4'11")

Continuation of the wood effect flooring, radiator, upvc double glazed and leaded windows to the front.

INNER HALLWAY

Wood grain effect flooring, two useful cupboards one with fitted clothes rail and power point.

BEDROOM ONE

3.71m x 3.37m (12'2" x 11'0")

Radiator, TV point, upvc double glazed window with pleasant views over the rear garden.

BEDROOM TWO

3.98m x 2.4m (13'0" x 7'10")

Radiator, upvc double glazed double doors providing access to the rear patio and garden.

WELLAPPOINTED SHOWER ROOM

2.23m x 1.96m (7'3" x 6'5")

Three piece suite in white comprising, low flush w.c., pedestal wash hand basin with chrome mixer tap, quadrant shower cubicle with limestone effect aqua board panelling, fitted thermostatic mixer shower, ceramic flooring, radiator, extractor fan, upvc obscure double glazed window to the side elevation.

OUTSIDE & GARDENS

The property is set back from the road behind a lawn foregarden with well stocked borders, adjacent paved driveway providing ample off road parking and turning space leading to the:

CARPORT

SINGLE DETACHED GARAGE

Double doors.

To the rear of the property is a delightful garden offering a high degree of privacy with two patio areas and area laid to lawn. To the side of the property is a useful covered area set back behind timber double gates.

COUNCIL TAX BAND

Amber Valley - C.

DIRECTIONAL NOTE

From Derby city centre, proceed west along Ashbourne Road. At the Markeaton traffic island turn right heading north along the A38. At the next roundabout proceed straight ahead, again heading north along the A38. Take the first slip road off to the left, staying in the right hand lane. At the T junction turn right and proceed north for approximately one mile. At the first set of traffic lights turn right as signposted Kilburn, left at the mini traffic island where the property will eventually be located on the left hand side as denoted by our 'for sale' board.

VIEWING

Strictly by appointment through Scargill Mann & Co - Matlock/Ashbourne Office (JS/APB/SE).

GROUND FLOOR



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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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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