

24 Ryknield Road, Kilburn, Belper, DE56 0PE

Price £225,000

Freehold



- A Characterful Cottage Located In Desirable Village
- Having Undergone A Scheme Of Modernisation And Refurbishment
- Dining Kitchen With Fitted Units and A Stable Door
- Sitting Room With Log Burning Stove
- Two Double Bedrooms With Countryside Views
- Bathroom With White Three Piece Suite
- Extensive Patio Garden To The Front With Open Aspect
- Offered With No Chain/Vacant Possession
- Easy Reach Of Open Countryside, Belper, Ripley, Heanor And Derby
- Good Links To A38, A6, M1, Rail Network And the Peak District





Summary

Located in the charming village of Kilburn, Belper, this delightful cottage on Ryknield Road offers a perfect blend of character and modern living. The property has recently undergone a thoughtful scheme of modernisation and refurbishment, making it an ideal home for those seeking comfort and style.

Upon entering, you are welcomed via a stable door into a dining kitchen with modern fitted units and space for a dining table. Off the kitchen is a pantry/utility area with shelving for storage, plumbing for a washing machine and a window providing natural light. The dining kitchen leads to a cosy sitting room, complete with a log burning stove that creates a warm and inviting atmosphere, perfect for relaxing evenings.

The bathroom is fitted with a modern white suite, ensuring convenience and contemporary style.

The cottage boasts two well-proportioned, double bedrooms, offering ample space for rest and relaxation. They both enjoy far reaching countryside views.

Located within the village of Kilburn which has several shops, a pub, schools and is conveniently located for easy access to the A38, A6, Derby, Ripley, Belper and connection with the M1 and The Peak District. Local countryside walks are on the doorstep.

This property is not only a lovely home but also benefits from its desirable village location, making it a fantastic opportunity for first-time buyers, couples, or those looking to downsize. With its charming features and modern updates, this characterful cottage is sure to impress.

Offered with no chain/vacant possession

F&C

The Location

Kilburn offers a good range of local amenities including a village Infants and Junior school, John Flamsteed secondary school, a shops, pub and sports facilities. There is a regular bus service and easy access to Derby, Belper, Heanor and Ripley.

Also within easy reach is a good range of quality golf courses including Morley Hayes, Horsley Lodge and Breadsall Priory which provide leisure facilities, restaurants and bars.

The property is conveniently located close to good transport links, most notably the A38, A6, M1 and A52 and local railway links provide swift access to London St Pancras and other major cities.

Accommodation

Dining Kitchen

13'10" x 11'10" (4.23 x 3.63)

Approached by a UPVC double glazed stable door which provides open views to the front of the cottage. The kitchen is appointed with a range of base cupboards and drawers with a wooden work surface over incorporating a sink drainer unit with mixer tap. Having feature tiling to all splashback areas, a recessed chimney breast providing excellent space for a Range cooker and having a gas point, tiling to the walls and an inset spotlight. Having a traditional style radiator, a feature tiled floor, inset spotlighting to the ceiling and stairs lead off to the first floor. There is a UPVC double glazed window to the front of the cottage which provides excellent views over local countryside.



Utility Area/Pantry

8'4" x 4'1" (2.56 x 1.26)

Having a tiled floor, timber shelving and plumbing for an automatic washing machine. There is light, power, inset spotlighting and a pantry style window to the side with obscure glass.

Sitting Room

12'3" x 9'9" (3.74 x 2.98)

Having a feature inglenook style brick fireplace with wooden lintel and brick hearth housing a cast iron log burning stove. There is an exposed brick wall, feature tiling to the floor, inset spotlighting to the ceiling, a UPVC double glazed window overlooking the front of the cottage and countryside beyond and having a timber sill. There is a traditional cast iron radiator.



Bathroom

7'11" x 6'9" (2.43 x 2.07)

Appointed with a three piece modern white suite comprising a panelled bath with mains fed shower over and glass shower screen, a low flush WC and a pedestal wash handbasin. There is tiling to the floor, full metro style tiling to the shower and bath enclosure, traditional style radiator, inset spotlighting to the ceiling and a UPVC double glazed window with obscure glass to the front.



First Floor Landing

3'0" x 2'8" (0.93 x 0.82)

Having access to both bedrooms and the attic space.

Bedroom One

12'1" x 10'5" (3.69 x 3.18)

A double room with feature cast iron fireplace and an over stairs cupboard housing the wall mounted boiler (serving the domestic hot water and central heating system and providing excellent storage space). A UPVC double glazed window to the front elevation provides open views over local countryside.



Bedroom Two

11'11" x 9'8" (3.64 x 2.97)

A double bedroom with a traditional style radiator and UPVC double glazed window to the front elevation providing far-reaching, open countryside views.

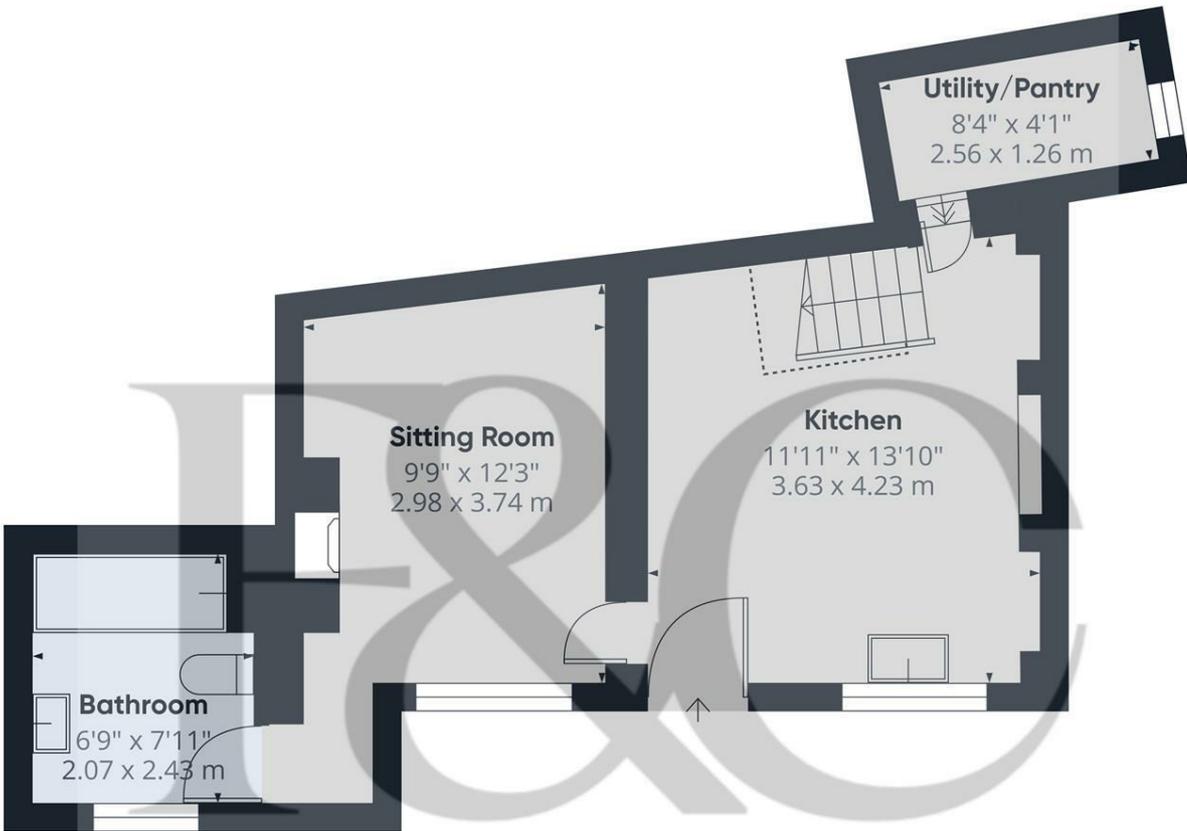


Outside

A paved path to the side of the cottage leads from Chapel Street to the front of the property where there is an extensive paved patio which provides an excellent area for alfresco dining and entertaining. A hedgerow nicely screens the road and there is outside lighting and a cold water tap.



Council Tax Band A



Floor 0

Approximate total area⁽¹⁾

363 ft²
33.7 m²

Reduced headroom

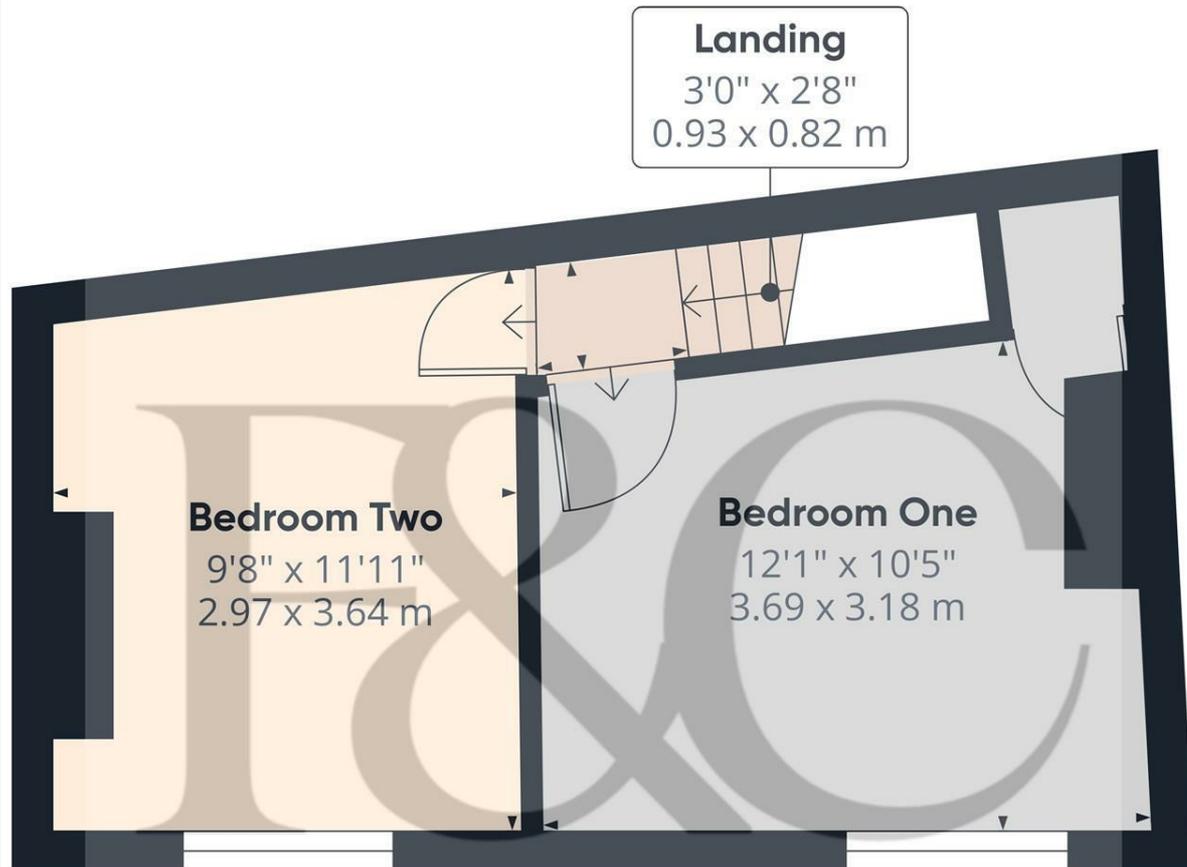
12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area⁽¹⁾

237 ft²
22 m²

(1) Excluding balconies and terraces

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24 Ryknield Road
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Council Tax Band: A
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	