



## 2 Bed House

12 Kiln Drive, Belper DE56 1SE  
£1,025 Per Month



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A

Fletcher  
& Company

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- Recently Built Townhouse
- Two Double Bedrooms
- Spacious Lounge
- Fitted Dining Kitchen
- Modern Bathroom & WC
- Solar Panels
- Electric Car Charging Point
- Allocated Parking
- Excellent Access to Belper
- Available Early February 2026

## MODERN TWO BEDROOM PROPERTY, CLOSE TO BELPER

A recently built, superb modern mid-townhouse located within close proximity to Belper town centre, which would suit the young professional couple and in brief the living accommodation comprises: Entrance Porch Cloakroom/WC, Spacious Lounge, Modern Fitted Dining Kitchen and to the first floor the landing leads to master bedroom with fitted wardrobes, a further bedroom and bathroom.

The property has a neatly landscaped rear garden, off-road parking with car charging point and solar panels. The property provides excellent access to the A6 and is handy for Belper and Duffield.

Available Early February 2026.

### Accommodation

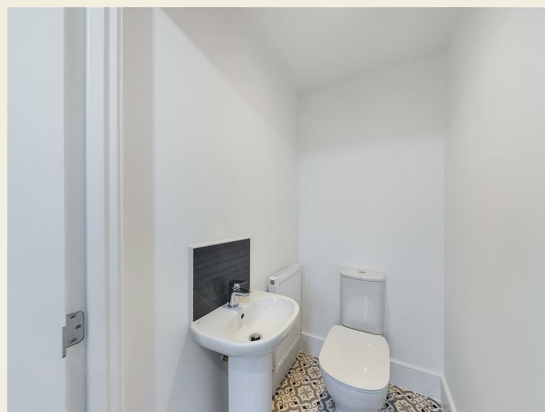
#### Ground Floor

##### Entrance Hallway

With front entrance door with feature double glazed window, radiator, thermostat and carpet.

##### Cloakroom/WC

With low level WC, wash handbasin with splashback, radiator and feature mosaic vinyl flooring.





### Spacious Lounge

With radiator, wall mounted thermostat, USB points, useful understairs recess with telephone point and uPVC double glazed window to the front elevation.



### Dining Kitchen

Fitted with matching wall and base units with worksurface over, integrated Zanussi electric oven with Zanussi gas hob, stainless steel cooker hood and splashback, one and a half bowl sink drainer unit with mixer tap, space for fridge/freezer and washing machine, radiator, tiled flooring, recessed lighting, burglar alarm panel, uPVC double glazed window to the rear elevation and uPVC double glazed French doors giving rear access.



### First Floor

#### Landing

With access to loft space, radiator and doors giving access to both bedrooms and bathroom.

### Master Bedroom

With radiator, built-in wardrobes and uPVC double glazed window to the rear elevation.



### Bedroom Two

With radiator and two uPVC double glazed windows to the front elevation.



### Bathroom

Fitted with a three-piece suite comprising panelled bath with mixer tap and shower attachment over, low level WC, wash handbasin, shaver point, heated towel rail/radiator, partly tiled walls, mosaic effect vinyl flooring and recessed lighting.



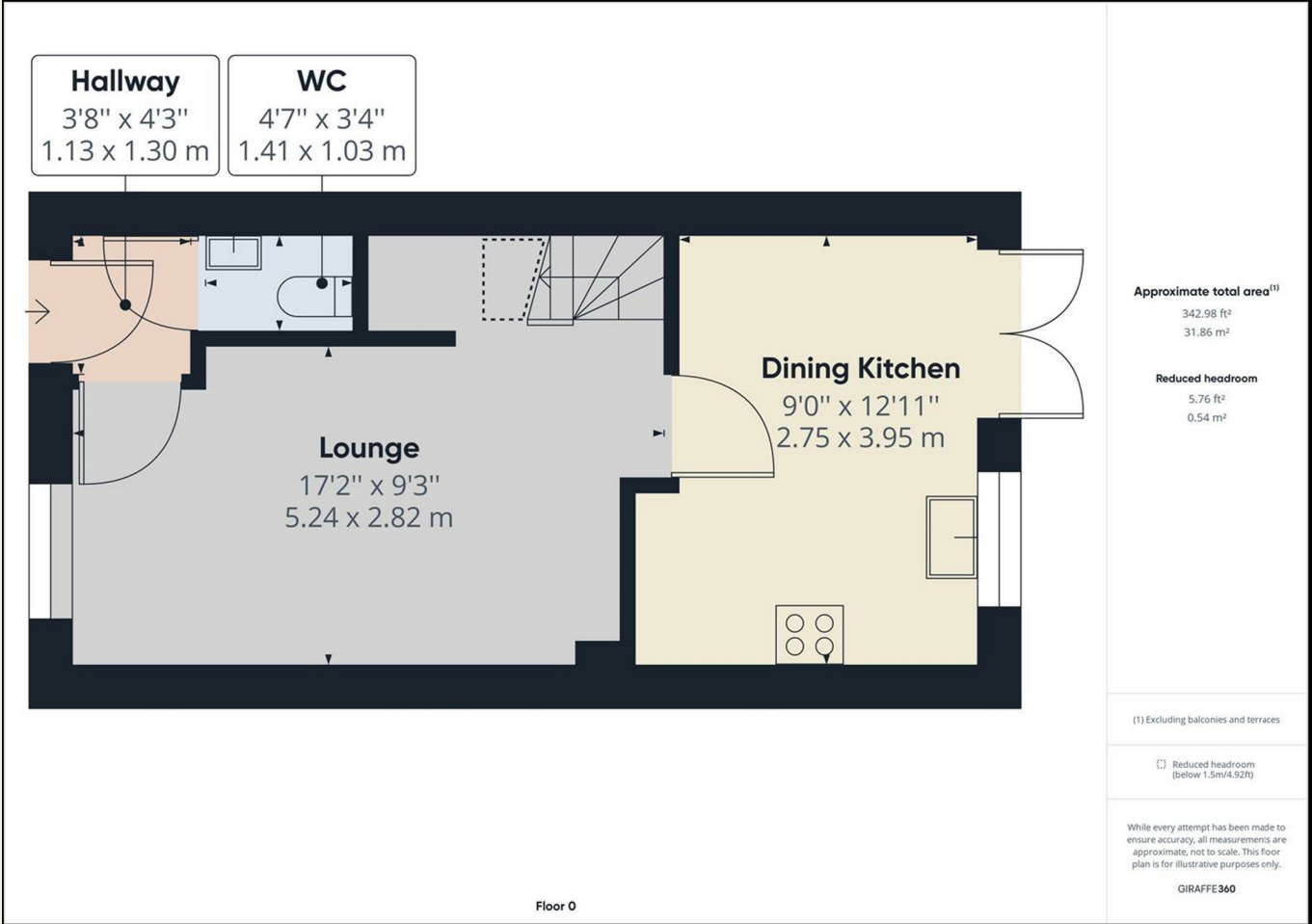
### Outside

To the rear of the property is a neat landscaped garden with paved patio area, areas laid to lawn, timber shed, steps leading to gated rear access with parking space and electric car charging point. The property also has the benefit of solar panels.

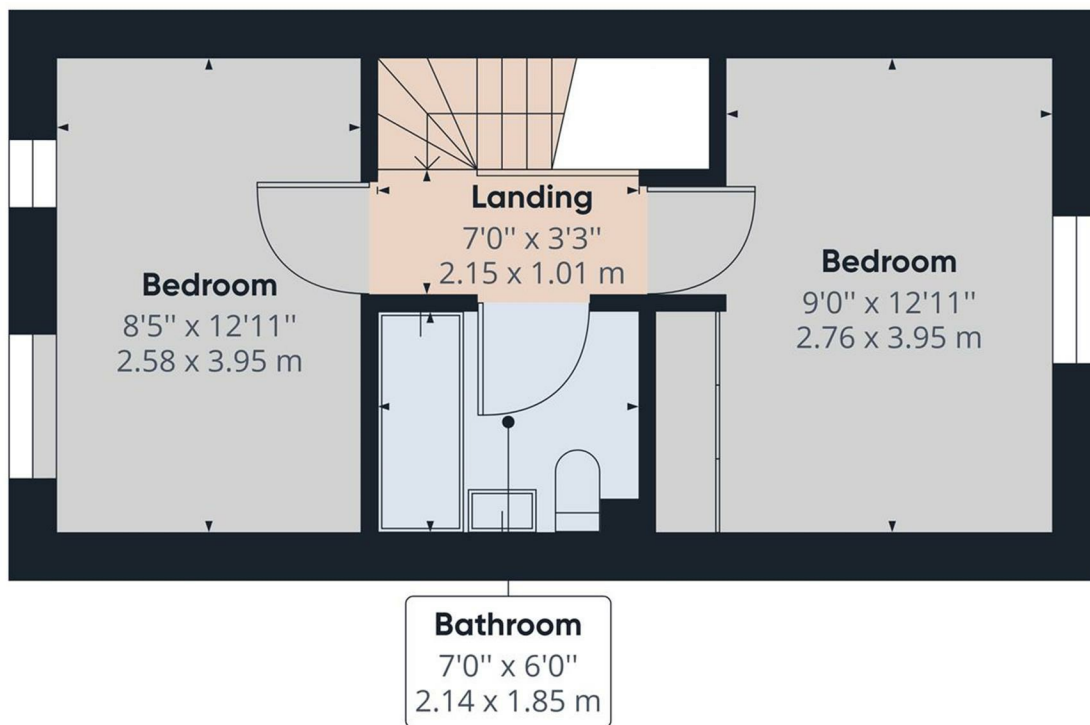


### Council Tax Band B

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



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Floor 1


Approximate total area<sup>(1)</sup>  
311.12 ft<sup>2</sup>  
28.90 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>95</b>	<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 