



4 Bed House - Detached

Mulberry House 26 Woodhouse Road, Kilburn, Belper DE56 0NA
Offers Around £495,000 Freehold



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- Character Detached Property
- Open Countryside Views
- Three Reception Rooms
- Living Kitchen/Dining Room
- Utility/Cloakroom
- En-Suite and Family Bathroom
- South Facing Private Garden
- Block Paved Driveway
- Great Location - Viewing Essential
- No Chain Involved

DELIGHTFUL OPEN VIEWS – A beautifully presented four bedroom, character detached property with private south facing rear garden occupying a prime position between Kilburn and Horsley Woodhouse.

The Accommodation

Ground Floor

Entrance Hall

With half glazed entrance door with stained glass with leaded finish, original Minton pattern tiled flooring and stripped staircase with matching handrail leading to the first floor.

Lounge

14'1" into bay x 10'9" (4.30 into bay x 3.30)

With exposed brick chimney breast incorporating log burning stove and raised tiled hearth, wood skirting boards, coving to ceiling with centre rose, picture rail, double glazed sash style bay window with aspect to the front and stripped half glazed door with stained glass.



Dining Room

11'10" x 11'8" (3.61 x 3.58)

With feature fireplace with cast iron surrounds incorporating open grate fire and raised tiled hearth, exposed wood flooring, wood skirting boards, coving to ceiling, radiator, double glazed sash style window with aspect to the front and internal half glazed door with stained glass.



Sitting Room

15'11" x 11'5" (4.86 x 3.48)

With two radiators, coving to ceiling, delightful far reaching views across delightful countryside to the rear, double glazed French doors opening onto raised decking area and private south facing rear garden.



Living Kitchen/Dining Room

19'10" x 16'1" x 14'0" (6.06 x 4.91 x 4.28)



Dining Area

With attractive slate tiled flooring, three double glazed Velux windows, spotlights to ceiling, open square archway leading into the kitchen area, double glazed bi-folding doors opening onto raised decking area and private south facing rear garden, delightful countryside views to rear and internal sealed unit double glazed window with leaded finish as a feature.



Kitchen Area

With single sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with attractive matching worktops, built-in five ring induction hob with stainless steel extractor hood over, built-in stainless steel electric fan assisted oven, built-in stainless steel combination microwave oven and integrated dishwasher. Kickboard lighting, matching slate tiled flooring, spotlights to ceiling, two matching built-in wine racks, fitted breakfast island with matching worktops and fitted base cupboards beneath incorporating a wine cooler. Spotlights to ceiling, radiator and delightful far reaching views towards countryside and beyond to the rear.



Under-Stairs Store/Pantry

With matching slate tiled flooring, shelving and internal pine panelled door.

Utility/Cloakroom

7'8" x 6'3" (2.34 x 1.91)

With one and a half bowl stainless steel sink unit with mixer tap, fitted base cupboard beneath, plumbing for automatic washing machine, space for tumble dryer, low level WC, matching slate tiled flooring, radiator, two double glazed obscure windows, extractor fan and internal pine panelled door.

First Floor

Landing

With fitted pine wardrobe, traditional built-in storage cupboard housing the Vaillant boiler, double glazed window with aspect to the rear and delightful far reaching countryside views.

Bedroom One

11'5" x 11'5" (3.50 x 3.49)

With radiator, double glazed French style doors with Juliet style balcony to the rear, delightful far reaching views across countryside and beyond and internal pine panelled door.



En-Suite

6'7" x 3'8" (2.02 x 1.13)

With separate shower cubicle with shower, pedestal wash hand basin, low level WC with polished wood seat, heated chrome towel rail/radiator, wall mounted fitted mirrored medicine cabinet, spotlights to ceiling, double glazed obscure window and internal pine panelled door.



Bedroom Two

11'10" x 11'7" (3.62 x 3.55)

With chimney breast with feature display period style fireplace, radiator, double glazed sash style window with aspect to the front and internal pine panelled door.



Bedroom Three

11'7" x 10'10" (3.54 x 3.32)

With built-in wardrobe with stripped door, radiator, double glazed sash style window with aspect to the front and internal pine panelled door.



Bedroom Four

8'3" x 7'6" (2.54 x 2.29)

With radiator, double glazed window with aspect to the rear, delightful countryside views and internal pine panelled door.



Family Bathroom

7'6" x 6'8" (2.31 x 2.04)

With spa bath with chrome mixer tap/hand shower attachment and additional shower over with shower screen door, pedestal wash hand basin, low level WC, spotlights to ceiling, heated chrome towel rail/radiator, double glazed obscure window to side and internal pine panelled door.



Garden

Being of a major asset to the sale of this particular property is its private, south facing rear garden backing onto open fields and countryside. Immediately from the sitting room and living kitchen/dining room are doors opening onto a large decked area with inset lighting providing a pleasant sitting out and entertaining space which leads to a wide lawned garden with a varied selection of shrubs and plants complemented by a privet hedge. At the bottom of the garden is an additional decked area again providing a pleasant sitting out and entertaining space. Two useful timber sheds included in the sale.

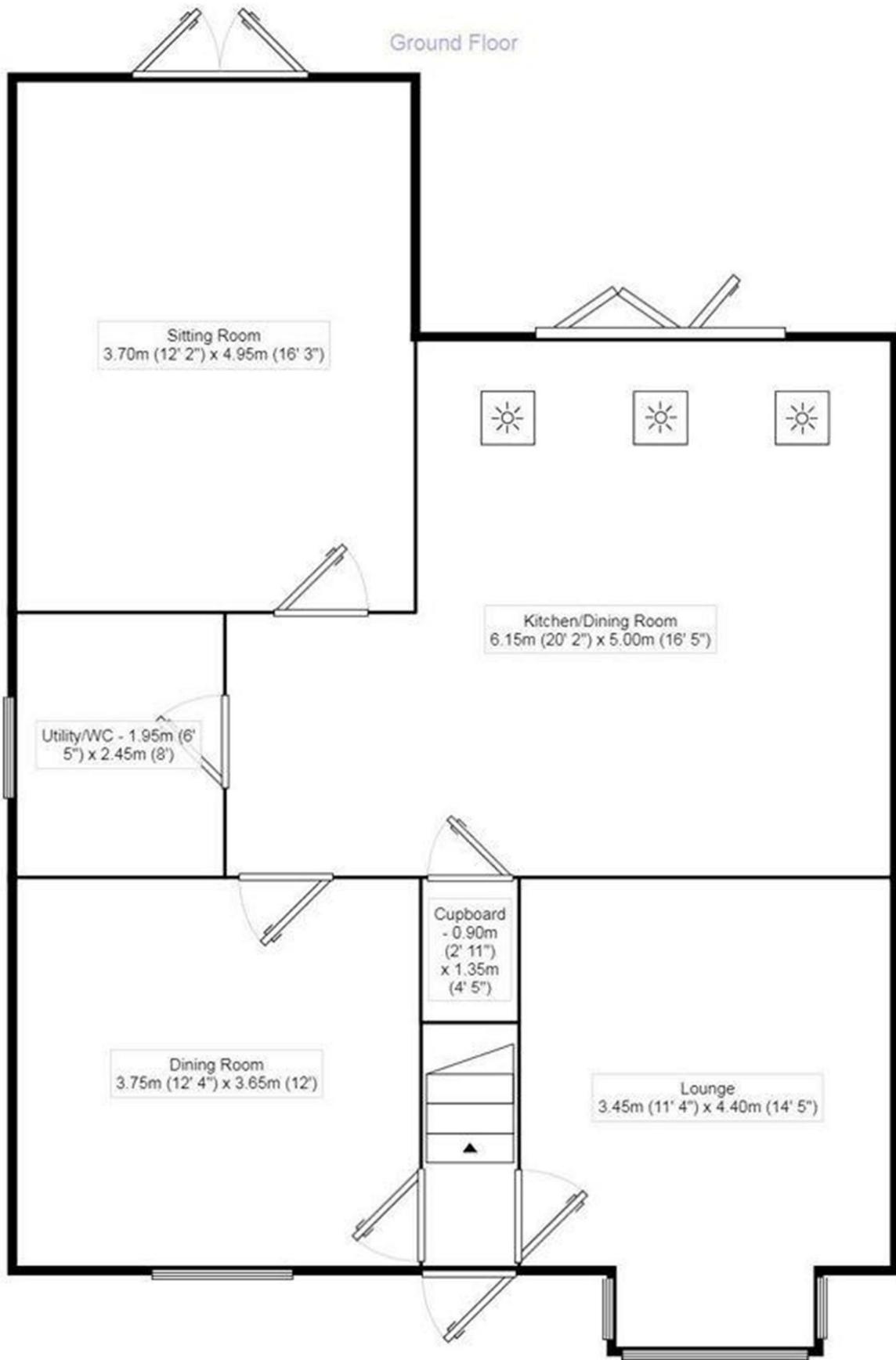


Driveway

A block paved driveway provides car standing spaces for approximately two/three cars.

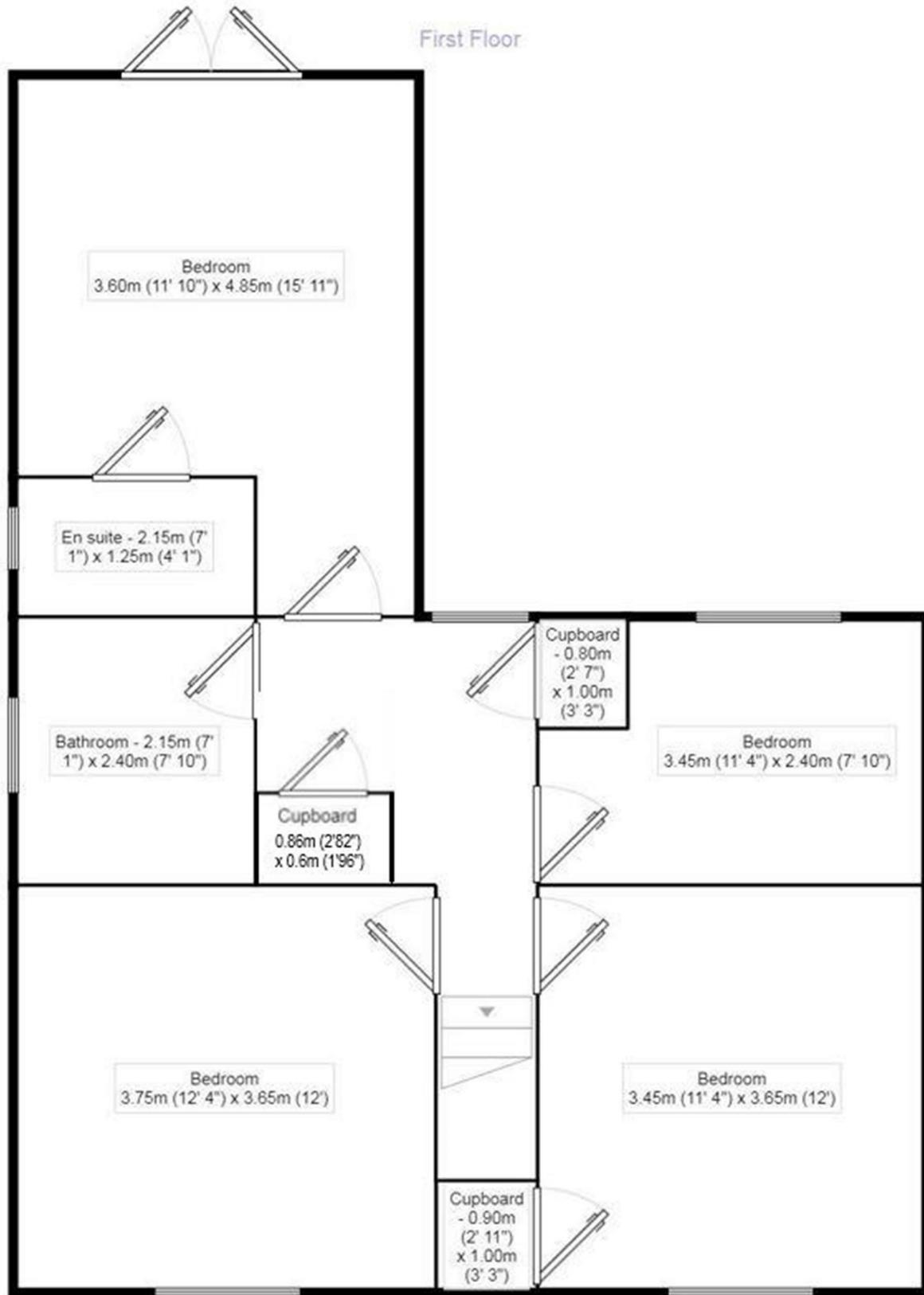
Council Tax - Band D Amber Valley

Ground Floor



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First Floor



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	