

Home2Sell

Quality Service For Less



7 Makeney Road

Holbrook, Belper, DE56 0TZ

£149,995



Home2sell are delighted to offer this cottage in the much sought village of Holbrook Derbyshire. This superb example is constructed of stone front with a traditional brick rear beneath a roof of Staffordshire blue tile, with the main elevation relieved by PVCu double glazed windows. A recommended internal inspection will reveal gas fired centrally heated living accommodation and in brief comprises, on the ground floor, Lounge/ Dining Room with fireplace and a fitted kitchen with useful pantry. To the first floor landing a master double bedroom which offer some of the finest panoramic views in the area and a spacious three piece bathroom suite. Outside to the front the cottage is set back behind an attractive stone wall which retains a forecourt. To the rear a garden which is situated directly to the rear. Viewing Essential.



Lounge / Dining Room

12'0" x 11'9" reducing 10'10" (3.67m x 3.59m reducing 3.31m)

The property is entered via a traditional wooden door, having a PVCu double glazed window to the front elevation, exposed ceiling beams, central heating radiator, two wall lights, wood grain effect flooring and stone fireplace.

Fitted Kitchen

8'7" x 9'0" (2.62m x 2.75m)

Having base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel sink drainer unit with chrome Swan neck mixer tap. Integrated electric oven and gas four ring hob. Space and plumbing for an automatic washing machine. Exposed ceiling beams, PVCu double glazed window to the rear elevation, vinyl floor, wooden door to the rear access and useful pantry. Stairs off to the first floor landing.

To the first floor landing

Having a ceiling light.

Bedroom

11'8" x 11'4" (3.58m x 3.47m)

Having a PVCu double glazed window to the front elevation offering truly beautiful panoramic views over the Chevin and surrounding countryside, central heating radiator and ceiling light.

Bathroom

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a P shaped bath with panelled side having a thermostatically controlled shower over. Complimentary wall tiling, vinyl flooring, PVCu

double glazed window to the rear elevation. Gas combination boiler which services the domestic hot water and central heating system. Access to the loft void and ceiling light.

Outside

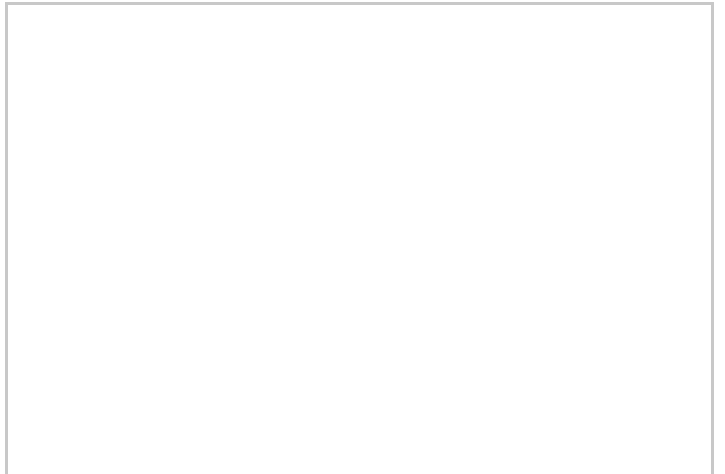
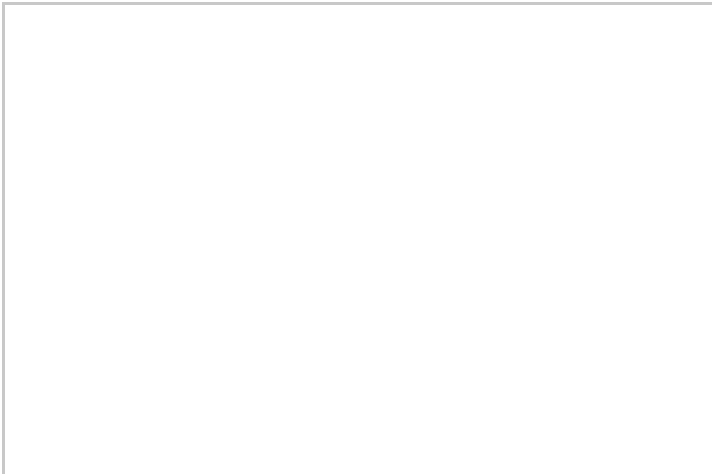
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Area

The village of Holbrook boasts two village inns, reputable primary school, shop, garage and Post Office. It is highly convenient for local villages including Little Eaton (one mile), Duffield (two miles), both providing a wide range of amenities and recreational facilities including bowling, squash, tennis, football and golf. The city of Derby lies approximately five miles to the south and the thriving market town of Belper lies two miles to the north, both offer a more comprehensive range of shops and leisure centres. Easy access onto the A38 leading to the M1 motorway. Convenient to nearby open Derbyshire countryside with its delightful walks.

Directional Note

Leave the Home2Sell office at the Market Place and proceed down the hill turning immediate left onto Queen Street. Continue and turn left at the T-junction. Proceed through Bargate to the roundabout and turn right onto Belper Road heading towards Holbrook. The road becomes Makeney Road where Cobblestone cottage can be easily found on the left hand side clearly identified by our distinctive Home2Sell For Sale board.



Road Map



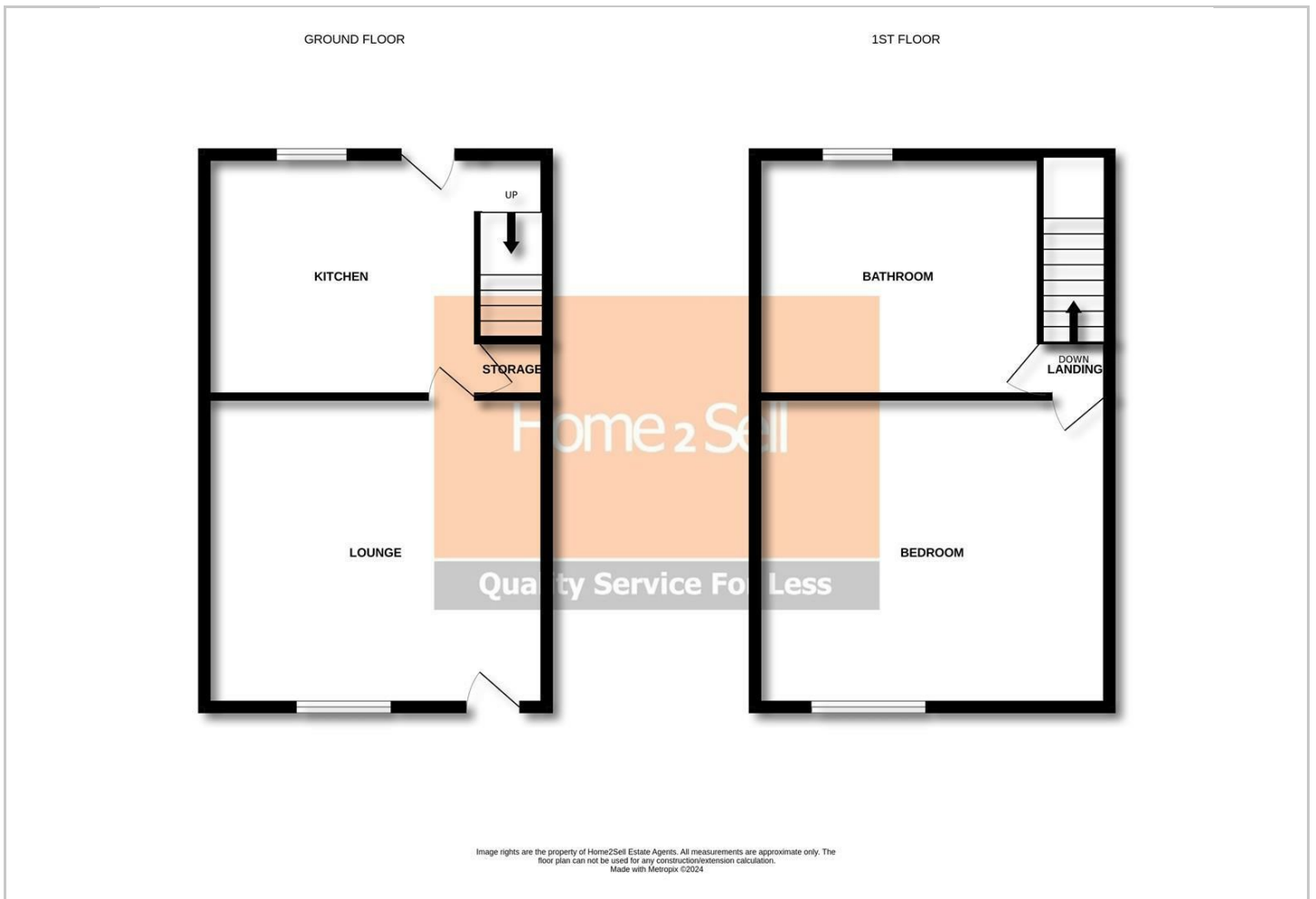
Hybrid Map



Terrain Map



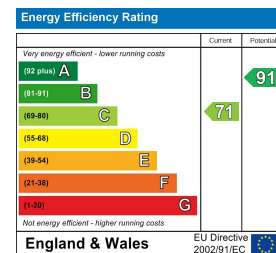
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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