

Home 2 Sell

Quality Service For Less



8 Moorpool Crescent

Holbrook, DE56 0TY

Offers Around £350,000



Occupying a popular and convenient location in the much sought after village of Holbrook Derbyshire is this attractive and sympathetically extended family residence which represents a rare opportunity for the discerning purchaser, looking to acquire a versatile and beautifully appointed accommodation. The property has undergone a modernisation programme and can only be truly appreciated when viewed. Accommodation comprising in brief of Entrance Hall, Lounge with feature fireplace, Fitted Dining Kitchen with Range cooker, formal separate Dining Room with French doors over looking the rear garden aspect. Ground floor shower room having a three piece suite. To the first floor landing, four well proportioned bedrooms and a family bathroom having a three piece suite. Outside to the front a large driveway providing off road parking for several vehicles with gated access to the rear garden. A special feature of the sale is the delightful rear garden which must be seen to be appreciated enjoying a most pleasant aspect. The garden includes a sitting area immediately to the rear which makes a perfect space for el fresco dining and entertaining, giving way to a manicured lawn with well stocked borders containing a most interesting and varied selection of plants and shrubs and ornamental trees. Having railway sleeper tiered terrace, box bush feature dwarf hedging, two timber garden sheds. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL..



Entrance Hall

The property is entered via a composite with outside lighting, central heating radiator and stairs off to the first floor landing.

Lounge

13'5" x 12'3" red 10'8" (4.11m x 3.74m red 3.26m)

Having a PVCu double glazed window to the front elevation, central heating radiator, exposed polished wooden floor boards, useful under stairs storage, television point and ceiling light. The focal point of the room is an exposed brick fireplace with a wooden mantle having a tiled mosaic hearth.

Fitted Dining Kitchen

17'2" x 11'8" red 8'9" (5.24m x 3.58m red 2.68m)

Having a beautiful modern fitted kitchen comprising of a range of base wall and matching drawer units with worksurfaces over incorporating a one and a half sink drainer unit with chrome mixer tap, having space for a fridge and freezer, space and plumbing for an automatic washing machine, space for a tumble dryer. Range cooker, complimentary splash back tiling, vinyl flooring, two PVCu double glazed windows to the rear garden aspect. Central heating radiator and two ceiling lights.

Formal Dining Room

18'4" x 7'2" red 6'5" (5.59m x 2.20m red 1.97m)

Having PVCu double glazed French doors to the rear garden aspect, recessed ceiling lighting, fitted cupboard, storage, vinyl tile effect flooring.

Shower Room

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a tiled shower enclosure with a thermostatically controlled shower having a rain head and hand held attachment. Ceramic tiled flooring, complimentary wall tiling,

recessed ceiling lighting, PVCu double glazed window to the front elevation and a chrome ladder style heated towel rail.

To the first floor landing

Having access to the loft void. Ceiling light.

Bedroom One

17'4" into wardrobe red 10'11" x 9'10" (5.30m into wardrobe red 3.35 x 3.02m)

Having a PVCu double glazed window to the front elevation, central heating radiator, fitted wardrobe with sliding door having walk in depth, feature cast iron original feature fireplace with tiled hearth, picture rail and ceiling light.

Bedroom Two

12'4" x 8'5" (3.78m x 2.59m)

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light.

Bedroom Three

11'6" red 9'8" x 7'2" (3.52m red 2.97m x 2.20m)

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light.

Bedroom Four

8'7" ext 10'4" x 7'3" (2.63m ext 3.16m x 2.21m)

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light.

Family Bathroom

8'10" x 7'10" (2.71m x 2.39m)

Having a three piece suite comprising of a bath with panelled side, complimentary tiling with shower over, pedestal hand wash basin and a close couple WC. Recessed ceiling lighting, PVCu double glazed opaque window to the rear elevation, feature wall panelling and vinyl tile effect flooring.

Note

The property has a Worcester gas combination boiler which services the domestic hot water and central heating system.

Outside

Outside to the front a large driveway providing generous off road parking for several vehicles with gated access to the rear garden. A special feature of the sale is the delightful rear garden which must be seen to be appreciated enjoying a most pleasant aspect. The garden includes a sitting area immediately to the rear which makes a perfect space for el fresco dining and entertaining, giving way to a manicured lawn with well stocked borders containing a most interesting and varied selection of plants and shrubs and ornamental trees. Having railway sleeper tiered terrace, box bush feature dwarf hedging, two timber garden sheds.

Area

The historic village of Holbrook boasts two village inns, reputable primary school, church and shop. Also the location is convenient for other villages including Little Eaton one and a half miles distant and Duffield two miles away, 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 is approximately three miles to the north, both offering a comprehensive range of amenities.

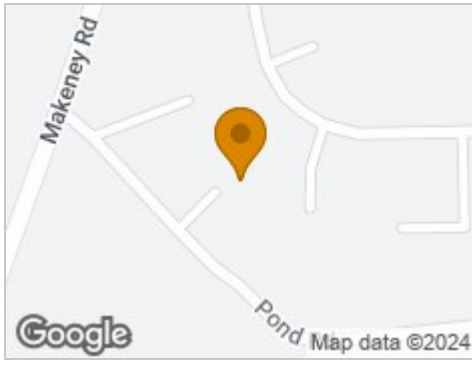
Local recreational facilities nearby include three noted country clubs and golf courses at Breadsall, Horsley and Morley Hayes. For those who enjoy leisure pursuits the property is situated on the doorstep of beautiful Derbyshire countryside which provides some delightful scenery and country walks.

Directional Note

From the Belper office of Home2sell proceed along Queen Street to the Fleet then left on to onto Gibfield Lane which in turn becomes Holbrook Road and then becomes Holbrook Road. At the roundabout turn right along Belper road heading into the village of Holbrook and then eventually turning left onto Pond Road then left on to Moorpool Crescent where the property is situated on the left hand side.



Road Map



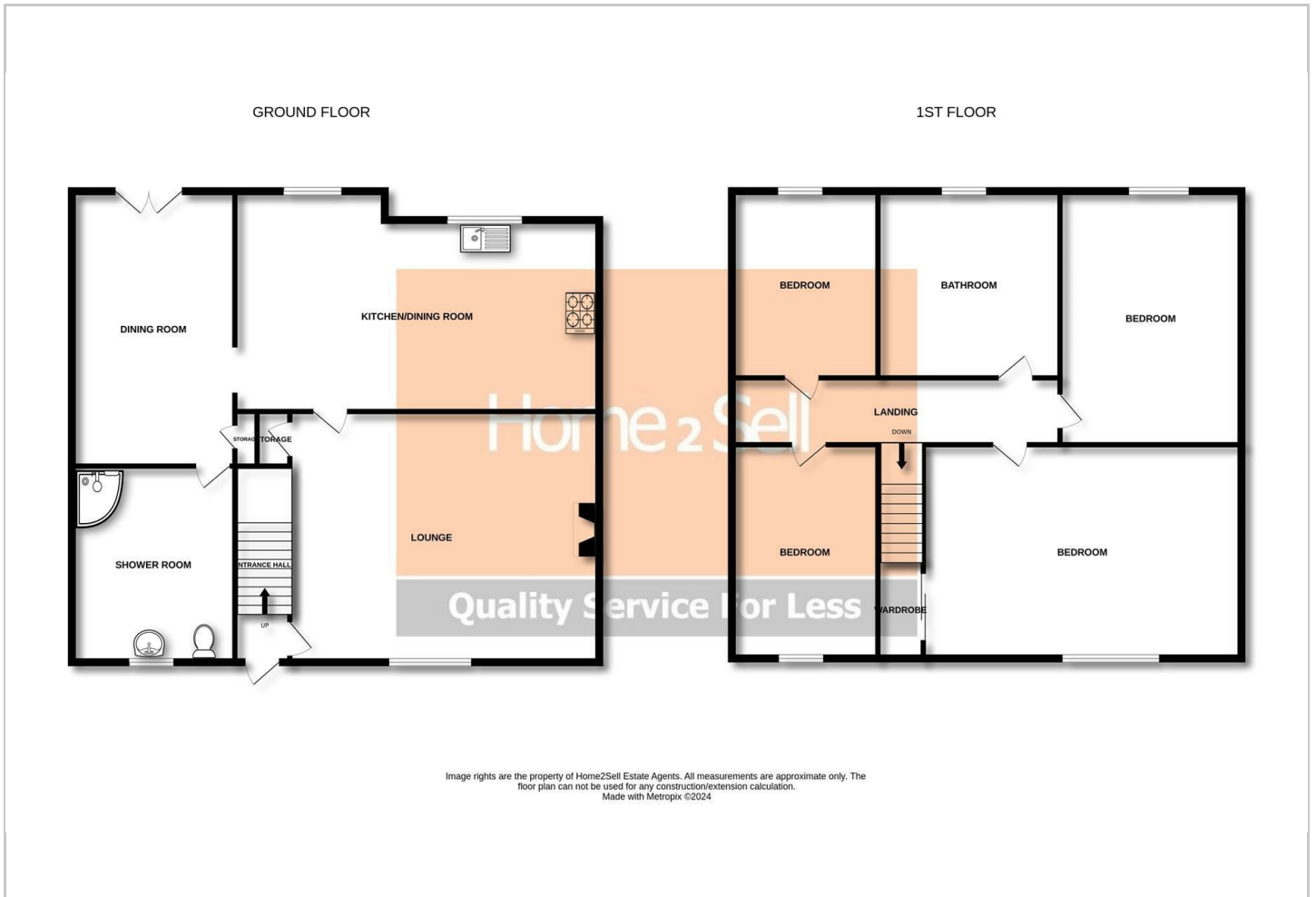
Hybrid Map



Terrain Map



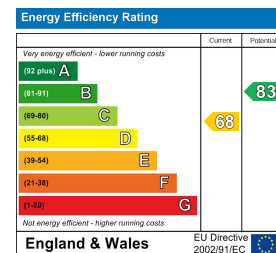
Floor Plan



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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