

Home 2 Sell

Quality Service For Less



169 Belper Road

Bargate, DE56 0SU

Offers In The Region Of £380,000



3



1



2



D



Home2sell are delighted to offer this beautiful deceptively spacious cottage residence which enjoys an enviable location on the fringes of Holbrook Derbyshire which represents an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and superbly presented character residence with the added benefit of a separate annex/office/studio and garage. Occupying a generous plot conveniently located for access to Belper, Derby and surrounding areas. The property enjoys the benefit of PVCu double glazing where stated and gas central heating. The very well presented accommodation briefly comprises; entrance hall, guest cloakroom WC, traditional Farmhouse style open plan dining kitchen and traditional lounge with feature log burning stove. To the first floor three very well proportioned bedrooms, superb family bathroom having a three piece suite. The property has the benefit of a separate annex with two rooms and a garage also an outbuilding with power and light. Outside there is a delightful cottage garden with patio, lawn with established well stocked borders and kitchen garden including polytunnel, which can only be truly appreciated when viewed.



Entrance Hall

The property is entered via a hardwood door having glazed insert, with wooden single glazed opaque Georgian style window to the side elevation, dado rail and wooden panelling to the walls. Central heating radiator and stairs off to the first floor landing.

Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and pedestal hand wash basin. PVCu double glazed stained glass window to the rear elevation. Wall light and dado rail, central heating radiator and exposed floor boards.

Dining Kitchen

16'8" x 14'2" (5.09 x 4.32)

This generously proportioned room has a fitted range of base, wall and matching drawer units with roll top work surfaces incorporating a one and a half stainless steel sink drainer unit the chrome swan neck mixer tap. Complimentary splash back tiling, space for a range cooker with brick back drop and a stainless steel extractor canopy over. Having an integrated automatic washing machine, ceramic tile flooring, central heating radiator, exposed ceiling beams, PVCu double glazed window to the side elevation and PVCu double doors to the rear garden aspect. Recessed ceiling lighting, display cabinet and door to the pantry.

Pantry

Having a traditional pantry with quarry tile floor, wall light, PVCu double glazed opaque window and space for a fridge freezer.

Lounge

16'7" x 13'1" (5.05 x 3.98)

Having an oak floor, PVCu double glazed window to the front elevation, central heating radiator, exposed ceiling beams and recessed ceiling lighting. The focal point of the room is a multi fuel burning stove set on a raised stone

hearth with an Original Derbyshire Grit stone exposed mantle. Television Point.

To the first floor landing

Having a PVCu double glazed window to the front elevation and feature wooden wall panelling.

Bedroom One

10'10" x 14'1" reducing 13'5" max (3.30 x 4.30 reducing 4.08 max)

Having a PVCu double glazed window to the rear elevation, central heating radiator, laminate wood grain effect flooring, feature original cast iron fireplace and ceiling light.

Bedroom Two

12'9" x 10'6" (3.89 x 3.20)

Having a PVCu double glazed window to the rear elevation, central heating radiator, laminate wood grain effect flooring, feature original cast iron fireplace and ceiling light. Built in wardrobe with hanging and storage space.

Bedroom Three

11'6" reducing 9'11" x 6'9" max (3.50 reducing 3.01 x 2.05 max)

Having a PVCu double glazed window to the front elevation, central heating radiator, exposed feature stone wall and ceiling light. Laminate wood grain effect flooring and built in bunk bed with ladder.

Family Bathroom

Having a modern luxury three piece suite comprising of a close couple WC, pedestal hand wash basin and a P shaped bath with thermostatically controlled shower over. Chrome ladder style heated towel rail, cupboard housing the Glow worm gas combination boiler which services the domestic hot water and central heating system. Complimentary floor and wall tiling, wall light and PVCu double glazed window to the side elevation.

Outside

Front

The property is accessed via a wrought iron gate, Having an outbuilding currently used as storage/laundry room with light and power, a planted area with shrubs giving access to the rear garden.

A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having a patio terrace and lawn immediately to the rear with mature well stocked borders containing a most interesting selection of plants shrubs and trees. At the top of the garden is a polytunnel with further kitchen garden/vegetable patch.

Annex / Studio

9'1" x 17'2" (2.76 x 5.24)

Entrance Recess

Having recessed ceiling lighting, PVCu double glazed windows to the side and rear elevations, oak flooring and wall lights.

Office

13'11" x 6'4" extending 8'5" (4.23 x 1.93 extending 2.57)

With a vinyl flooring, PVCu double glazed window to the side elevation and courtesy door to thew garage.

Garage

13'5" x 10'7" (4.10 x 3.22)

Having traditional doors and storage.

Area

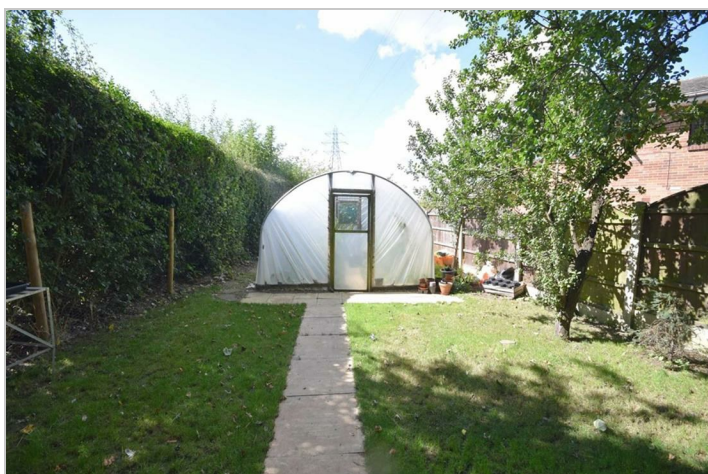
169 Belper Road is situated approximately a mile and a half from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

The village of Holbrook is within walking distance which offers two village pubs and a local convenience shop.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

Directional Note

From the Belper office of Home2sell proceed along Queen Street turn left onto Gibfield Lane which then becomes Holbrook road and then Bargate Road, at the mini roundabout turn right onto Belper Road where the property can be found on the right hand side clearly identified by our distinctive Home2sell For sale board.



Road Map



Hybrid Map



Terrain Map



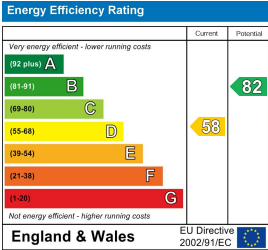
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.