

Home 2 Sell

Quality Service For Less



## 23 Belper Road

Holbrook, Belper, DE56 0SX

Offers Around £239,995



Occupying this highly desirable location is this unique and sympathetically extended three bedroom semi detached residence, representing an excellent opportunity for the discerning purchaser looking to acquire an easy to manage family home. Supplemented by sealed unit PVCu double glazing and gas central heating, a recommended internal inspection will reveal entrance hall, lounge, dining room, and kitchen. To the first floor landing, three good sized bedrooms and family bathroom. A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having lawn with established borders and patio. To the front a tarmac driveway provides ample off road parking. An early viewing is highly recommended.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Entrance Hall

The property is entered via a PVCu door with half moon over, central heating radiator and ceiling light. Stairs off to the first floor landing.

### Lounge

12'7" x 13'9" reducing 12'5" (3.86m x 4.20m reducing 3.81m )

Having a PVCu box bay double glazed window to the front elevation, central heating radiator, gas fire set on a raised marble aggregate hearth. Coving to the ceiling, ceiling light and a television point.

### Dining Room

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

Having a PVCu door with double glazed twin side panels, coving to the ceiling, ceiling light and central heating radiator.

### Kitchen

18'8" max x 7'3" reducing 5'1" (5.71m max x 2.21m reducing 1.57m )

Having a fitted kitchen with base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel sink drainer unit with chrome mixer tap. Integrated electric oven and gas four ring hob. Having a modern wall mounted Worcester gas boiler which services the domestic hot water and central heating system. Two central heating radiators, PVCu double glazed window to the rear elevation and ceiling light. PVCu door to the side access and useful under stairs storage.

### To the first floor landing

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

### Bedroom One

7'10" ext 9'6" x 12'9" (2.39m ext 2.91m x 3.89m )

Having fitted wardrobes, cupboard and drawers, central heating radiator and ceiling light. PVCu double glazed window to the front elevation.

### Bedroom Two

11'4" x 7'5" (3.47m x 2.27m )

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

### Bedroom Three

6'8" x 6'0" extending 7'3" (2.04m x 1.83m extending 2.21m )

Having a PVCu double glazed window to the front elevation, central heating radiator, over stairs storage, access to the loft void and fitted cupboard.

### Family Bathroom

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a bath with paneled side having a Triton shower over. Central heating radiator, PVCu double glazed opaque window and ceiling light.

### Outside

A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having lawn with established borders and patio. To the front a tarmac driveway provides ample off road parking.

### Area

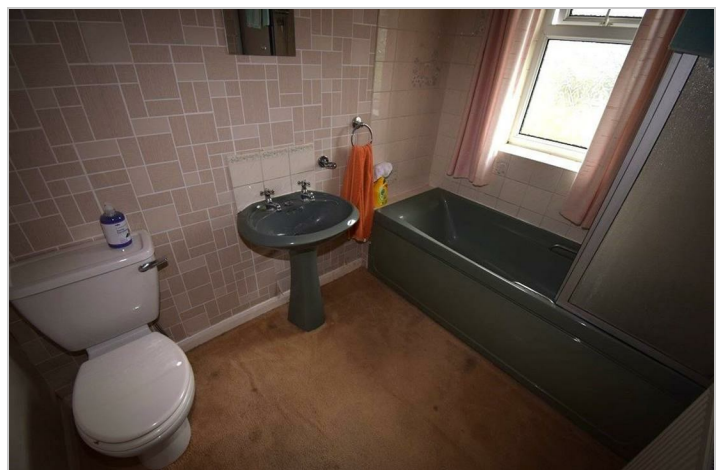
23 Belper Road is situated within walking distance of the popular village of Holbrook and approximately a mile and a half from the centre of Belper which

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.

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



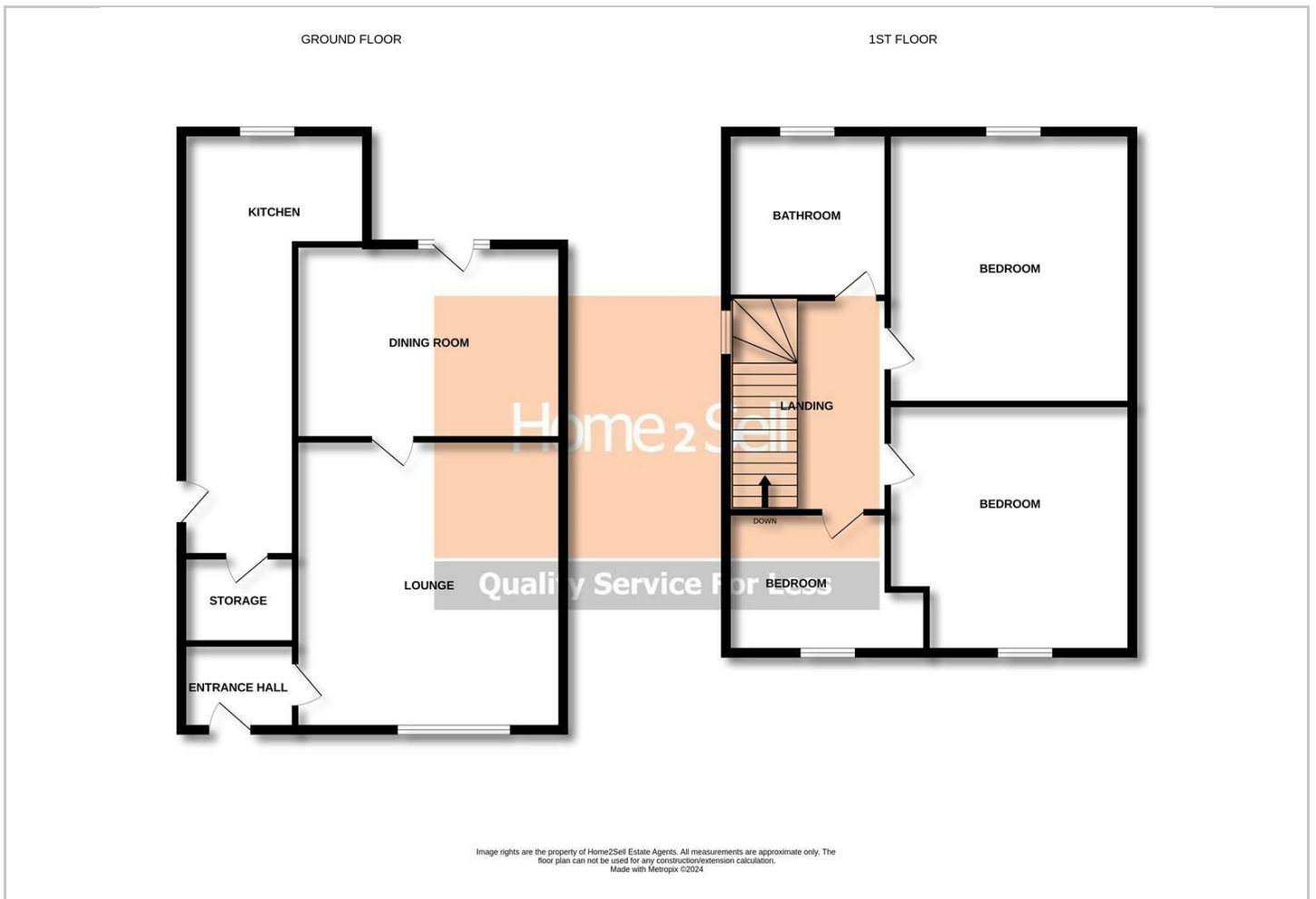
## Hybrid Map



## Terrain Map



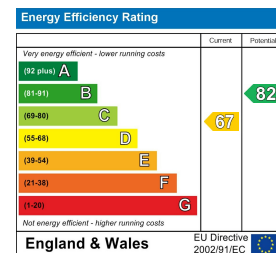
## Floor Plan



## 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



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