

Home 2 Sell

Quality Service For Less



7 Makeney Road

Holbrook, Belper, DE56 0TZ

£249,950



Home2sell are delighted to offer this beautiful recently refurbished 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 new flush casement PVCu double glazed windows. A recommended internal inspection will reveal gas fired centrally heated living accommodation and in brief comprises, lounge with feature exposed Derbyshire fireplace, brand new fitted kitchen and to the first floor a master double bedroom which offer some of the finest panoramic views in the area with an exposed stone feature wall and a brand new fitted bathroom having a three piece suite. Outside to the front, the cottage is set back behind an attractive stone wall which retains a forecourt. A special feature of the sale is the delightful rear garden which is positioned directly to the rear and enjoys a most pleasant aspect being laid mainly to lawn. Viewing Essential.



Lounge / Dining Room

11'6" x 11'8" (3.53m x 3.57m)

The property is entered via a hand painted hardwood traditional door with outside light, column radiator, high quality wood grain effect flooring, wall lights, exposed ceiling beams, bespoke cupboard, feature traditional Derbyshire fireplace and exposed feature bread oven cove. Having a window seat with PVCu flush casement window to the front elevation enjoying a fine aspect. Television point and feature exposed stone wall. Archway to Kitchen.

Fitted Kitchen

11'8" reducing 8'5" x 8'10" max (3.58m reducing 2.57m x 2.70m max)

This stunning brand new fitted Howdens kitchen comprises of a range of base wall and matching drawer units with marble effect work surfaces over incorporating a sink drainer unit with chrome Swan neck mixer tap. Integrated electric fan assisted oven, electric hob and extractor over. Space and plumbing for an automatic washing machine, space for a fridge freezer, exposed ceiling beams, ceiling light, column radiator, quality wood grain effect flooring, flush casement PVCu double glazed window to the rear elevation and wooden hard wood door to the rear access. Stairs off to the first floor landing.

To the first floor landing

Having a staircase to the first floor with an exposed stone wall and ceiling light.

Bedroom

11'7" x 11'5" (3.54m x 3.50m)

Having a flush casement 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. Exposed stone feature wall and television point.

Bathroom

Having a brand new three piece suite comprising of a close couple WC, vanity hand wash basin with cabinet and bath with panelled side having a thermostatically controlled shower over with additional Victorian style hand held shower attachment. Complimentary wall tiling, mosaic effect flooring, Edwardian style heated towel rail radiator, PVCu flush casement double glazed window to the rear elevation and recessed ceiling lighting. Bespoke fitted cupboard with storage for ironing board and vacuum cleaner and additional storage. Housing the gas Ideal Logic combination boiler which services the domestic hot water and central heating system. Access to the loft void and ceiling light.

Outside

Outside to the front, the cottage is set back behind an attractive stone wall which retains a forecourt. A special feature of the sale is the delightful rear garden which is positioned directly to the rear and enjoys a most pleasant aspect being laid mainly to lawn.

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 the cottage can be easily found on the left hand side clearly identified by our distinctive Home2Sell For Sale board.



Road Map



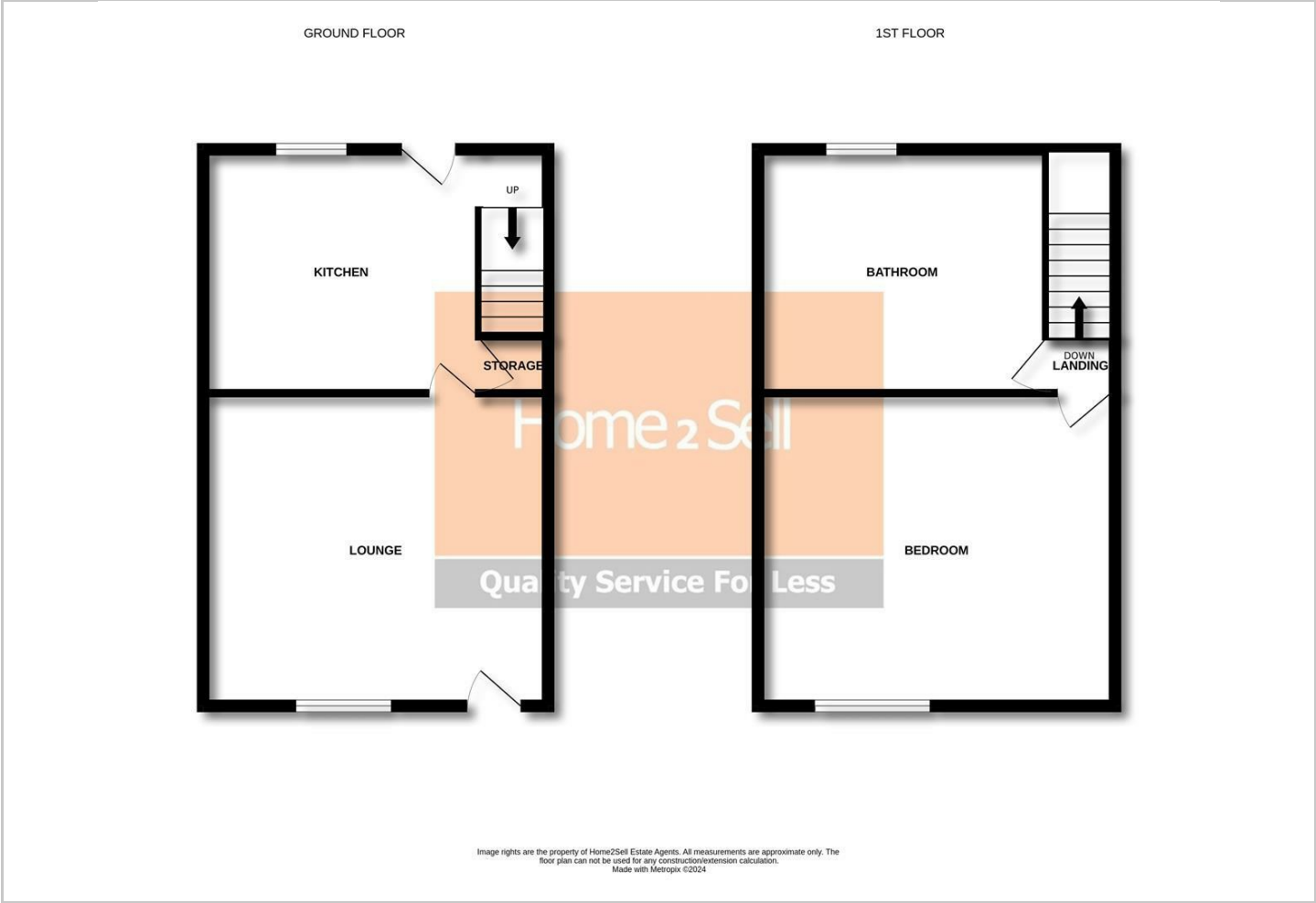
Hybrid Map



Terrain Map



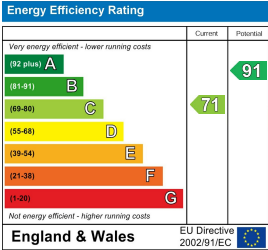
Floor Plan



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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