

Home 2 Sell

Quality Service For Less



5 Moorfield Road

Holbrook, Belper, DE56 0UA

Offers Around £350,000



Occupying a popular and convenient location within the much sought after village of Holbrook Derbyshire, is this gable fronted and sympathetically extended detached residence which represents an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and beautifully presented family home. Having the benefit of PVCu double glazing and gas central heating. Accommodation comprising in brief of an entrance hall, Lounge with feature fire place, open plan dining kitchen, utility and guest cloakroom WC. To the first floor landing three well proportioned bedrooms and a family bathroom having a three piece suite. Outside the property is set back from the road by a block paved driveway providing ample off road parking and leading to the integral garage. To the rear an enclosed garden having decking area immediately to the rear with steps to an area laid mainly to lawn. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

Having a storm porch recess the property is entered via a recently fitted stylish composite front door with solid wood flooring and giving access to extended dining kitchen and upstairs accommodation.

Lounge

22'2" x 10'0" extending 11'6" (6.78m x 3.05m extending 3.52m)

Running the full depth of the house is this spacious lounge with recently fitted new PVCu double glazed window to the front elevation and PVCu double glazed French doors to the rear garden aspect. There is carpet to floor and wall mounted electric fire.

Extended Dining Kitchen

17'1" red 8'5" x 17'7" red 10'4" (5.21m red 2.57m x 5.37m red 3.17m)

Having a range of matching solid wood base wall and matching drawer units with lighting having granite work surfaces over incorporating a sink and drainer. Space for appliances, splash back tiling and slate tiling to floor. There is a large space for dining with Velux windows and PVCu double glazed window to rear and door giving access to rear garden. Door to utility room and door to the garage. Recessed ceiling lighting, wall lighting and central heating radiator.

Utility Room

4'1" x 4'6" (1.27m x 1.39m)

Having space and plumbing for an automatic washing machine and tumble drier, work top space and PVCu opaque double glazed window to rear elevation. Door to downstairs W.C. Slate tiled floor.

WC

Having a two piece suite comprising of a close couple WC and hand wash basin. Tiled splash back and slate tiling to floor, PVCu opaque double glazed window to the rear elevation.

To the first floor landing

Having a PVCu double glazed window to the side elevation and ceiling light.

Bedroom One

9'9" x 11'7" (2.98m x 3.55m)

A generous sized double bedroom with recently refitted new PVCu double glazed window to front elevation, central heating radiator and ceiling light. Carpet to floor and having a range of fitted wardrobes.

Bedroom Two

11'5" x 9'11" (3.48m x 3.03m)

An additional double bedroom with refitted PVCu double glazed window to rear elevation, central heating radiator and ceiling light. Carpet to floor.

Bedroom Three

6'11" x 6'5" (2.12m x 1.97m)

Having carpet to floor and new PVCu double glazed window to front elevation, central heating radiator and ceiling light.

Family Bathroom

Having three piece modern contemporary white suite with concealed cistern WC, vanity hand wash basin and a bath with panelled side and thermostatically controlled shower shower and additional shower attachment. Complimentary splash back tiling and slate tiling to floor. PVCu opaque double glazed window to rear elevation.

Outside

To the front is a double width block paved driveway with attractive flower and shrub borders and access to the garage and gate giving side access. To the rear is contemporary styled decked area leading to lawn.

Area

The Village of Holbrook boasts two Village Inns, reputable Primary School and corner Shop. It is highly convenient for other local Villages including Little Eaton approximately 1 mile and Duffield approximately 2 miles which both provide a wide range of amenities and recreational facilities including bowling, squash, tennis, football and golf. The City of Derby lies approximately 5 miles to the south and Belper thriving market town located approximately 3 miles to the north and there is fast access onto the A38 leading to the M1 motorway. Local recreational facilities nearby include 3 noted Country Clubs and Golf Courses at Breadsall Village, Horsley and Morley Hayes all approximately 5 miles away.

Directional Note

Leaving Belper Via Kilbourne Road proceed to the top

of the hill and turn right onto Sandbed Lane, continue for some distance until entering the village of Holbrook and eventually turn left onto Moorfield Road where the property is situated on the left hand side clearly identified by our distinctive Home2sell For sale board.



Road Map



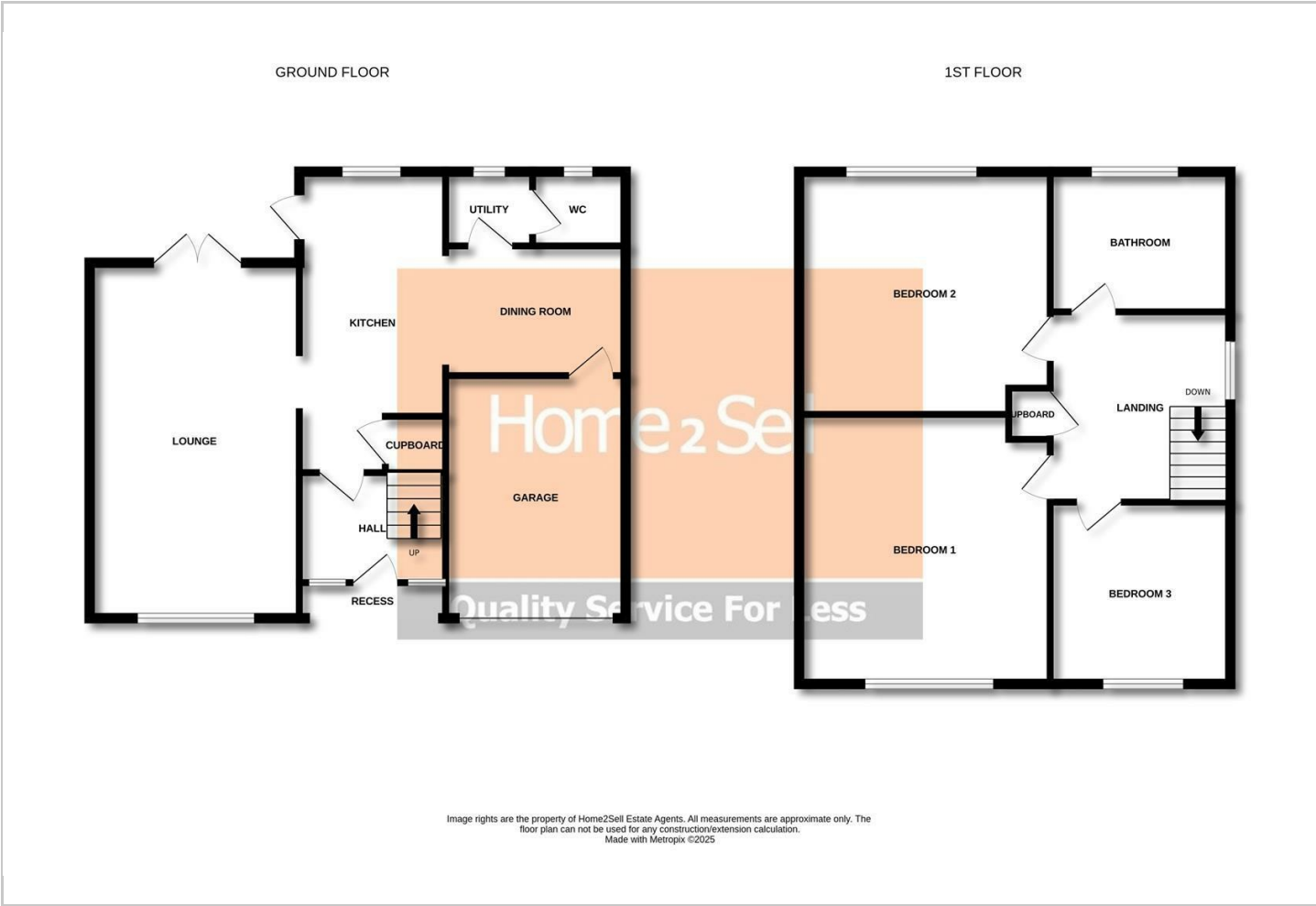
Hybrid Map



Terrain Map



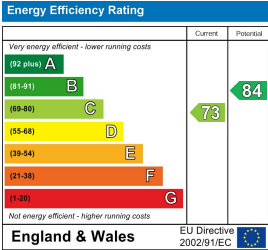
Floor Plan



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



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.