

Home 2 Sell

Quality Service For Less



## 14 Killis Lane

Holbrook, Belper, DE56 0LS

Offers Around £235,000



Occupying a popular and convenient location close to the sought after village of Holbrook is this attractive residence which represents a rare opportunity for the discerning purchaser, looking to acquire a spacious, versatile and well appointed accommodation, maintaining many of its original features through out and enjoying countryside views to both front and rear and being within a highly desirable position. Without doubt, a true feature of the sale is the garden extending to the rear of the property having a sun terrace decking /patio, an ideal place for entertaining and enjoying the fine aspect and views. Accommodation comprising in brief of Lounge, Dining Room with log burning stove and fitted kitchen. To the first floor landing, the master bedroom, bedroom two and a modern family shower room. To the second floor an Attic Room with Velux style window and views to the front aspect. Viewing Essential.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Lounge

10'8" x 11'11" x 10'10" (3.27m x 3.64m x 3.32m)

The property is entered via a composite door with glazed insert, PVCu double glazed box bay window to the front elevation, feature fire place, central heating radiator and ceiling light.

### Dining Room

8'10" reducing 7'5" x 11'6" (2.71m reducing 2.27m x 3.52m )

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light. Useful under stairs storage . The focal point of the room is an inset multifuel burning stove set on a raised tile hearth with exposed stone lintel.

### Fitted Kitchen

7'5" x 4'10" (2.28m x 1.49m )

Having a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel sink drainer unit, space and plumbing for an automatic washing machine, integrated electric fan assisted oven, four ring electric hob and extractor canopy over. PVCu door to the rear access, kick plate heater, complimentary splash back tiling and PVCu double glazed window to the rear elevation.

### To the first floor landing

Having stairs from ground floor and ceiling light.

### Bedroom One

10'8" x 10'9" (3.27m x 3.29m )

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

### Bedroom Two

11'6" x 5'1" extending 6'3" (3.52m x 1.55m extending 1.91m )

Having a PVCu double glazed window to the rear elevation, central heating radiator, cupboard having a louvered door with shelving. Ceiling light.

### Family Shower Room

Having a three piece suite comprising of a close couple WC, wall mounted hand wash basin and a walk in shower having a thermostatically controlled shower unit. Complimentary wall and floor tiling, PVCu double glazed opaque window and central heating radiator and extractor fan.

### To the second floor

### Attic Room

Having a Velux style window with fine aspect and views, eaves storage, central heating radiator and ceiling light. Heatrae electric wet system boiler.

### Outside

The property is set back from the road behind a walled fore garden with pathway to the front door.

To the rear outbuilding with WC and storage.

A special feature is the delightful rear garden which is laid mainly to lawn with well stocked flowering borders and having a pathway to the patio / decking area which backs directly on to open fields and enjoys a beautiful aspect and views that can only be truly appreciated when viewed.

### Area

The historic village of Holbrook which is around

quarter mile away 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

The approach from our Belper Town Centre office is to continue ahead through the Market Place and bear right into High Street and along Spencer Road. Turn right at the mini island into Short Street and left at the next mini island into Kilburn Road and continue ahead towards Kilburn. Turn right where

indicated towards Holbrook into Killis Lane and number 14 is on the right hand side approaching the village and as indicated by our distinctive Home2sell For Sale board.



Road Map



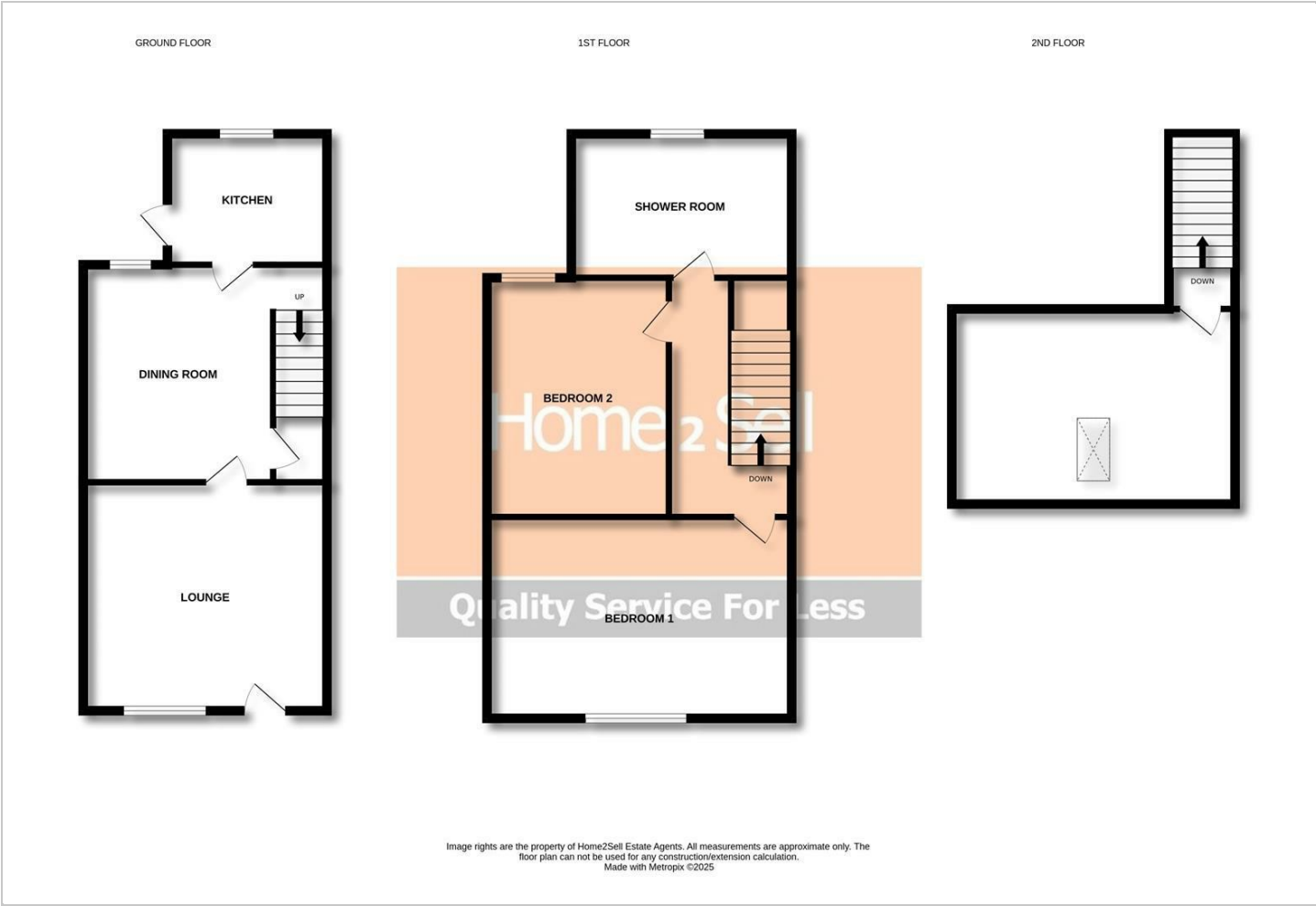
Hybrid Map



Terrain Map



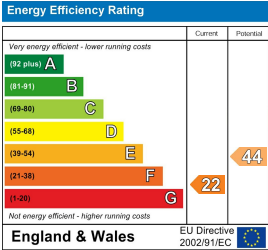
Floor Plan



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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