

Home 2 Sell

Quality Service For Less



10 Moorfield Road  
Holbrook, Belper, DE56 0UA

Offers Over £345,000



Located in the popular and sought after Derbyshire village of Holbrook, Home2Sell are delighted to offer For Sale this three bedroom detached house enjoying an elevated position from the road. An internal inspection will reveal an entrance hall, a guest WC, living room with a multi fuel burning stove and a breakfast kitchen. To the first floor all three bedrooms have fitted wardrobes and there is a family bathroom. Outside there is ample parking, a garage, a pleasant rear garden and covered side porch area. The property also benefits from UPVC double glazing and gas central heating. Viewing Essential.



## Entrance Hall

A welcoming reception area having a UPVC entrance door with UPVC glazed side windows. Exposed wooden flooring, ceiling light and a radiator. Stairs rising to the first floor having a deep storage cupboard below.

## Guest WC

Appointed with a low flushing WC and a wall mounted wash hand basin with pillar taps. Tiled flooring, ceiling light, radiator and an opaque UPVC double glazed window to the front elevation.

## Living/Dining Room

21'10" x 10'11" (6.67m x 3.33m)

Spacious living room benefitting from a good degree of natural light having UPVC double glazed windows to the front and rear elevations. The main feature of the room is the Stovax multi fuel burning stove. Carpet, two ceiling lights and two radiators.

## Kitchen

9'11" x 17'2" (3.03m x 5.25m)

A well proportioned breakfast kitchen appointed with matching wall and base units. Integral four pan electric hob having a chimney style extractor hood above and an electric fan assisted oven below. Inset one and a quarter bowl sink and drainer with mixer tap having complementary tiling to the splash back and work areas. Spaces for an upright fridge freezer and a washing machine. UPVC double glazed window with sliding door opening to the rear garden. UPVC double glazed window to the rear elevation and a UPVC double glazed side entrance door opening to the covered side porch. Tiled flooring, two ceiling lights and a radiator. The kitchen also has a storage cupboard with shelving, rail and a radiator.

## Stairs and Landing

Having a UPVC double glazed window to the side elevation at the stairs turn, ceiling light and the loft access hatch. The loft has a pull down ladder, light and is boarded providing ample storage space.

## Bedroom One

10'7" x 11'0" (3.25m x 3.37m)

The principle bedroom has a fitted recessed double wardrobe with hanger rails and shelving having mirror fronted sliding doors. UPVC double glazed window over looking the rear garden, carpet, coving, ceiling light and a radiator.

## Bedroom Two

8'11" x 10'11" (2.74m x 3.34m)

The second double bedroom also has a fitted double wardrobe with hanger rail and storage cupboards above. UPVC double glazed window to the front elevation, carpet, coving, ceiling light and a radiator.

## Bedroom Three

9'10" x 8'6" (3.00m x 2.61m)

The third well proportioned bedroom has a fitted wardrobe with sliding doors. UPVC double glazed window to the rear elevation. Carpet, coving, ceiling light and a radiator.

## Bathroom

5'4" x 7'9" (1.64m x 2.37m)

Appointed with a low flushing WC, a pedestal wash hand basin with mixer tap and a paneled side bath with mixer tap having a surface mounted shower fitted over. Complementary tiling to the splash back areas, tiled flooring, extractor fan, chromed ladder style radiator and an opaque UPVC double glazed window to the front elevation.

## Outside

To the front of the property is a paved driveway providing ample off road parking, planted borders, stone steps to the front door, a security light over the drive and an outside light next to the front door. Gated access to a side storage area next to the garage. To the side of the house is a covered porch area giving dry access from the kitchen to the garage and via a door through to the rear garden. The mature rear garden has a deck seating area, raised lawns and flower beds, mature planting, stone pathways, outdoor lights and a cold water tap.

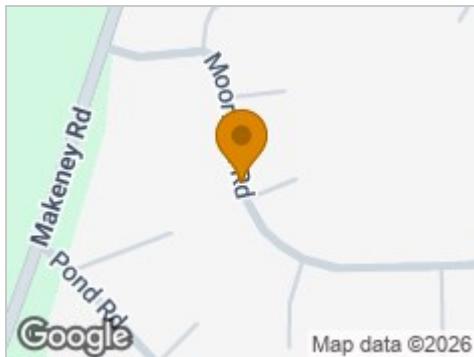
## Garage

**16'7" x 8'1" (5.06m x 2.47m)**

Having double opening front doors, power, light, hot and cold water taps and a UPVC double glazed door to the rear opening to the side porch.



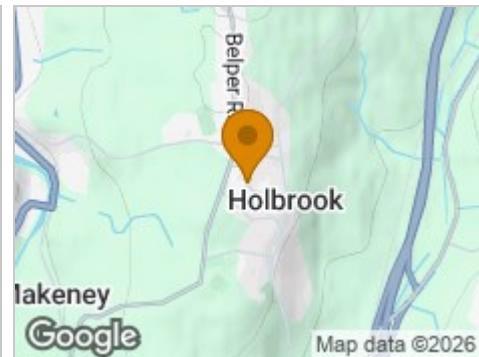
## Road Map



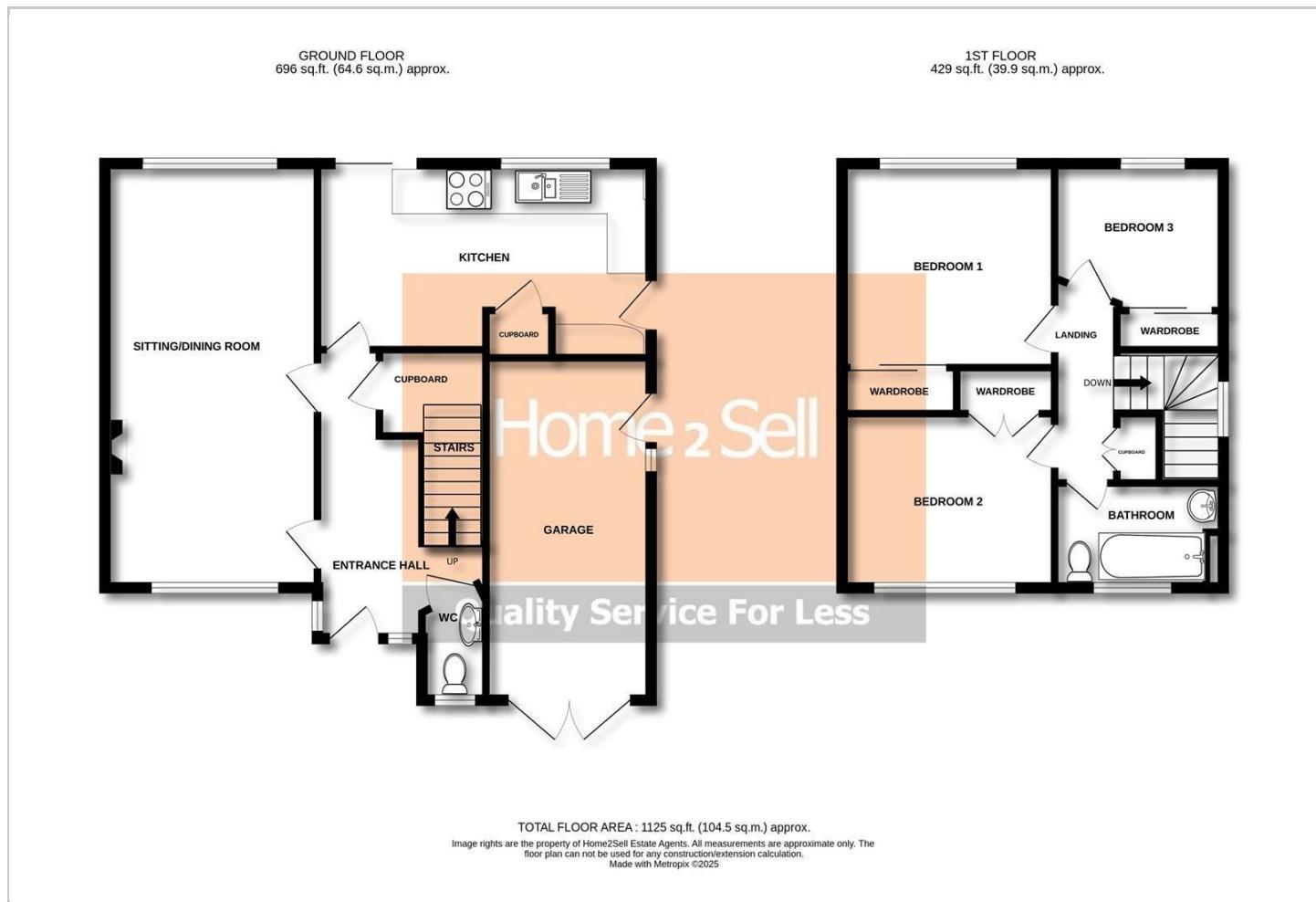
## Hybrid Map



## Terrain Map



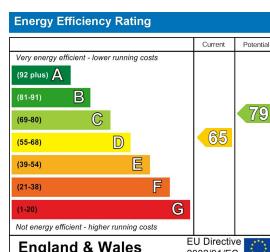
## Floor Plan



## 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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