

Home 2 Sell

Quality Service For Less



## Mellors Lane

Holbrook, Belper, DE56 0SY

Offers Over £190,000





Home2sell are delighted to offer this beautifully presented and generously proportioned first floor two double bed roomed apartment situated in the popular village of Holbrook Derbyshire. The property has a veranda terrace which enjoys a most fine aspect and views and has a beautiful enclosed garden with pine cabin, decking and patio terraces, lawn with mature and established garden. The PVCu double glazed gas centrally heated accommodation comprises in brief of a composite personal entrance door which opens into a ground floor lobby with storage area, stairs to the accommodation. Entrance Hall with useful utility storage cupboard., fitted dining kitchen, lounge with contemporary fireplace and French doors open onto the veranda, two well proportioned double bedrooms and a luxury family bathroom having a three piece suite. Viewing Essential.



### Entrance Lobby

The property is entered via a recently installed composite door. There is a useful under stairs storage area with light and power. Stairs lead off to the first floor.

### Hallway

Having a PVCu double glazed window to the side elevation enjoying a fine aspect and view. There is a built-in pantry/utility with plumbing for washing machine, shelving and the wall mounted Worcester boiler which serves the domestic hot water and central heating system.

### Reception Hall

Having a central heating radiator and access to the part boarded roof void via pull down loft ladder with light and excellent storage.

### Lounge

14'4" x 12'4" (4.38m x 3.76m )

This generously proportioned room has a focal point of a contemporary styled Travertine fire surround with matching inset and hearth, housing a living flame gas coal effect fire, coving to the ceiling, television point, SKY and superfast broadband connection. PVCu double glazed French doors with twin side windows open out onto a Veranda which enjoys a most pleasant aspect and fine views having a recently installed ceramic tile flooring.

### Dining Kitchen

10'8" x 9'11" (3.26m x 3.03m )

Having a modern kitchen comprising of a range of beech effect base wall and matching drawer units with glass display cabinets and granite effect work surfaces over incorporating a one and a half

stainless steel sink drainer with a chrome Swan neck mixer tap and complimentary splash back tiling. Integrated AEG electric double oven and grill, gas hob with extractor hood over, plumbing for dishwasher and space for fridge freezer. Recessed ceiling lighting, ceramic tiled flooring and a cupboard housing the electrical consumer unit and built-in cupboard with water and gas meters.

### Master Bedroom

13'9" x 11'11" (4.112m x 3.64m )

Having built in fitted wardrobes drawer and dresser, PVCu double glazed window to the rear elevation, central heating radiator, coving to the ceiling and light.

### Bedroom Two

7'5" x 9'11" (2.27m x 3.04m )

Having a PVCu double glazed window to the rear elevation, central heating radiator and generous built-in over stairs cupboard with shelving.

### Family Bathroom

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a panelled bath with shower attachment. Having complementary wall tiling, chrome ladder style heated towel rail, extractor fan, PVCu double glazed window to the side elevation and ceramic tiled flooring.

### Outside

The property has a pathway to the side which leads to an enclosed private garden which is mainly laid to lawn with establish mature planting, paved patio area perfect which makes an ideal space for alfresco dining and entertaining and having an

additional decking sun terrace. There are two wooden sheds, raised garden area with fruit trees and various well established flower beds. The sale includes a Pine Cabin having French doors.

### Area

The historic village of Holbrook 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

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. Take the fourth left turn into Mellors Lane and continue along past the recreation ground where 26 Mellors Lane is situated on the right hand side clearly identified by our distinctive Home2sell For sale board.



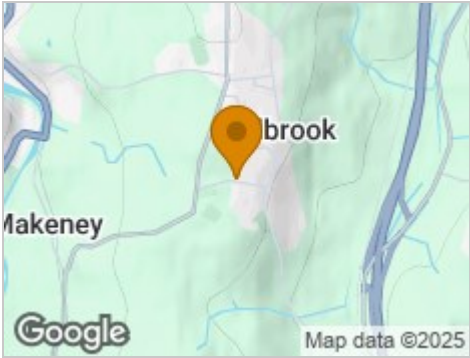
Road Map



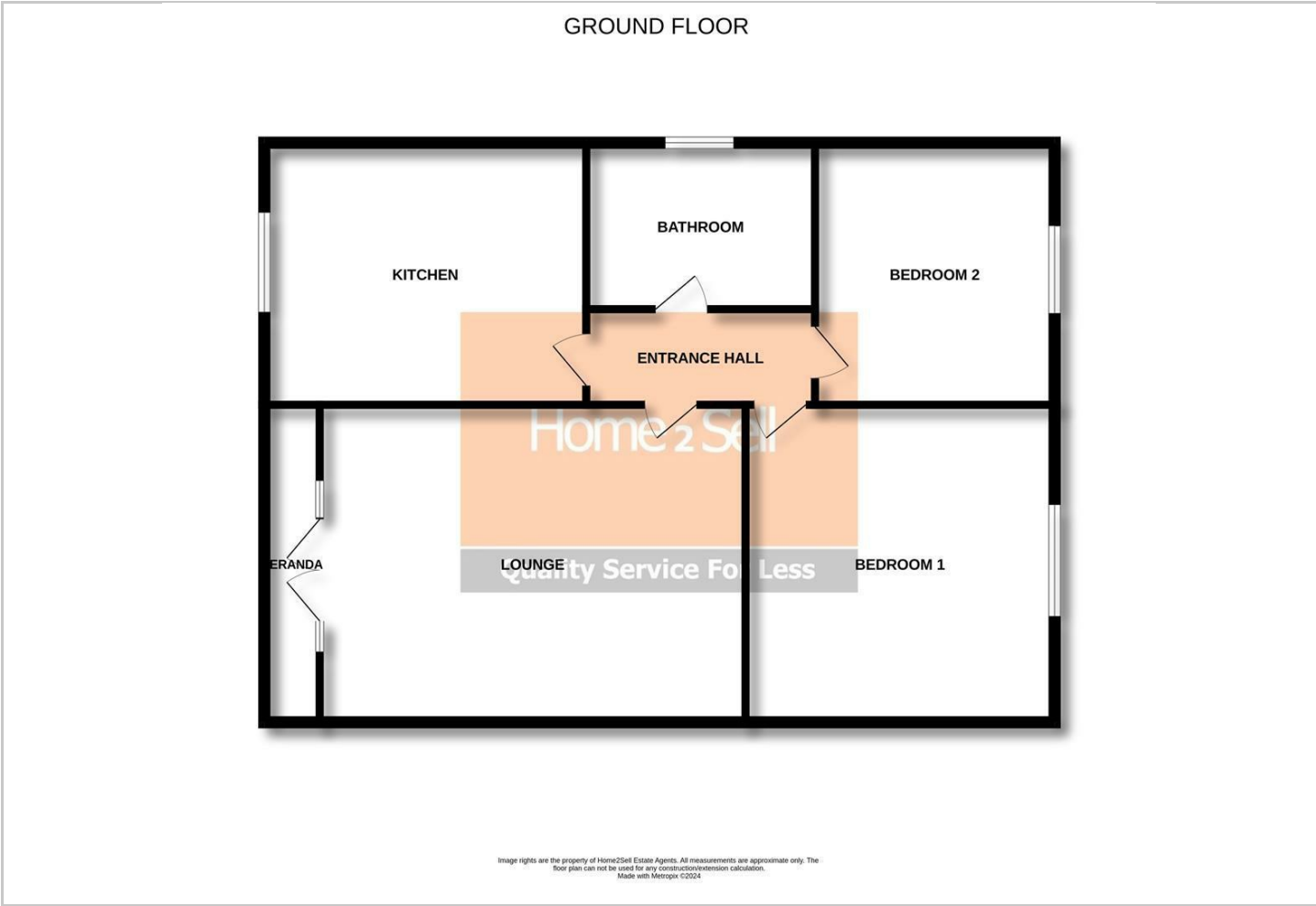
Hybrid Map



Terrain Map



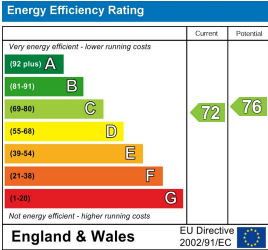
Floor Plan



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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