



Belper Road, Holbrook, Belper

£595,000



Key Features

- Executive Detached Family Home
- Five Double Bedrooms
- Three Bathrooms
- En-suite to Master Bedroom
- Double Garage
- Large Rear Garden
- EPC Rating C
- Freehold





Situated in the picturesque village of Holbrook, Derbyshire, this modern yet characterful 5 double bedroom, detached home offers the perfect blend of contemporary living and rural charm. Boasting a spacious layout, this property is ideal for families seeking space, style, and comfort.

As you enter through the welcoming front door, you'll immediately appreciate the light-filled rooms and high-quality finishes throughout. The ground floor offers a large living area perfect for family gatherings, an office, a sun room, utility & wc, a formal dining area and a country style kitchen overlooking the expansive rear garden.

The first floor comprises of four generously sized bedrooms, including a master bedroom with en-suite facilities and walk in wardrobe. The layout ensures privacy and ample space for all members of the household. The family bathroom is also located on this floor.

To the top floor you will find the fifth bedroom with its own en-suite bathroom.

Externally, the property features a detached garage and ample off-street parking. The large rear garden, ideal for outdoor entertaining or relaxing in the peaceful village atmosphere, is one of the key highlights.

Holbrook is a charming village with a strong sense of community, excellent local amenities, and easy access to both Derby and the surrounding countryside.

This property is an exceptional opportunity for those looking for a spacious family home in a desirable Derbyshire location.

Externally

This stunning, modern detached home features a classic red brick exterior, combining contemporary design with timeless appeal. The front façade is symmetrical, with double-glazed windows that allow natural light to flood into the property. A charming central arch frames the front door, adding character and curb appeal. The property is set back from the road with a low brick wall that provides a sense of privacy and security, while the neat gravel driveway to the side offers convenient off-road parking. The slate-tiled roof and clean lines create an attractive and low-maintenance exterior, making this home an excellent choice for those seeking style and comfort in a desirable location. To the right hand side of the property is a shared driveway where you can access the rear garden and double garage through private wooden gates.

Hallway

Upon entering this impressive 5-bedroom property, you are greeted by a spacious and light-filled entrance hall, featuring warm wooden accents and a charming staircase leading to the first and second floors. The hall provides a central hub, offering access to key areas of the home, including the inviting lounge, formal dining room, a well-appointed kitchen, and a bright office space. With a blend of natural wood finishes and neutral decor, this hallway sets a welcoming tone, making it the perfect introduction to this family home.

Dining Room

Located at the front of the property, this bright and welcoming dining room offers an ideal space for family meals or entertaining guests. Featuring a large window that allows natural light to flood the room, the space feels open and airy while offering pleasant views of the front. The room is finished with neutral wallpaper and a soft carpet, creating a warm and comfortable atmosphere. With ample room for a dining set, this space is perfect for both formal dining occasions and casual meals.

Office

Situated at the front of the property, this bright and functional room is currently being used as a home office. Featuring a large window that provides ample natural light, it creates a productive







and pleasant working environment. The neutral decor offers flexibility for future use, whether continuing as a dedicated office space or easily adaptable as a playroom, guest bedroom, or hobby room. With views of the front and plenty of space for a desk and storage, this room is both practical and versatile, ideal for remote working or other personal uses.

Lounge

This inviting lounge, accessible from the hallway, is a perfect blend of comfort and character. The focal point of the room is the charming exposed brick fireplace, with space for a wood-burning stove, ideal for cosy evenings. The stove pictured is not included in the sale. Large windows and double doors lead through to a bright conservatory, filling the room with natural light and creating a seamless flow between the living space, kitchen, and the garden beyond. With ample room for seating and finished with rich, warm decor, this lounge offers an ideal setting for relaxation or entertaining guests. Its direct access to the sun room makes it a versatile and family-friendly space.

Sun Room

This delightful sun room, accessible from the lounge, serves as a peaceful and bright extension of the home. Flooded with natural light through its large windows and double doors, this space offers a wonderful connection to the outdoors, with direct access to the garden. Ideal for a variety of uses, from a relaxation area to a playroom or hobby space, the room also provides access to the utility room for added convenience. The neutral tones and wood-effect flooring create a fresh and airy atmosphere, making it a versatile and inviting part of the home.

Utility Room

Conveniently located between the sun room and the kitchen, this well-designed utility room offers practical workspace and storage solutions. Fitted with countertop space, boiler and plumbing for laundry appliances, it provides a functional area to manage household tasks. A window allows natural light to brighten the room, creating a pleasant working environment. The utility room also offers access to a downstairs WC, adding to the convenience. With its direct connection to both the garden and kitchen, this space ensures efficiency and ease for day-to-day activities.



WC

The compact WC features tiled flooring in warm, earthy tones, offering both durability and easy maintenance. The room is fitted with a white ceramic toilet and matching pedestal sink, complemented by a chrome towel rail and central heating radiator to ensure comfort. The walls are painted in a neutral tone, creating a clean and bright atmosphere. A ceiling-mounted light fixture ensures the space remains well-lit. This practical and functional WC offers an ideal additional bathroom space in the home.

Kitchen

This beautifully designed country-style kitchen is both practical and full of character. Accessed from either the hallway or utility room, the kitchen boasts ample counter space, classic cabinetry, and a large range cooker, making it ideal for those who love to cook. The charming tiled splashback and Belfast sink add to the rustic appeal, while modern appliances, including a dishwasher, ensure the space is highly functional. Overlooking the large rear garden, the kitchen is filled with natural light, with direct access to the outdoor patio through a convenient door, making it perfect for entertaining or enjoying meals al fresco. The combination of modern convenience and traditional style makes this kitchen the heart of the home.

First Floor Landing

The large first-floor landing provides access to the master bedroom, three additional bedrooms, and the family bathroom. With plenty of natural light and a neutral decor, this space is bright and welcoming. It also features a generously sized area currently furnished with a comfortable sofa, offering a versatile space that could be used as a reading nook, home office corner, or additional relaxation area. The landing's open feel adds to the overall spaciousness of the property, enhancing the flow between rooms on this floor.

Bedroom One

This generously proportioned master bedroom, located on the first floor, offers a peaceful retreat with views over the rear garden through large double windows that allow for an abundance of natural light. The room is tastefully decorated in neutral tones, featuring elegant coving and a central chandelier, enhancing the feeling of space and style. The room also benefits from a spacious walk-in wardrobe, leading to a private en-suite shower room, ensuring both practicality and comfort.

En-suite Shower Room

This stylish en-suite shower room boasts a fresh and clean aesthetic, fully tiled in soft beige tones, creating a warm and inviting space. The room features a modern corner shower unit with a curved glass enclosure and chrome fixtures, perfect for a quick and refreshing start to the day. A traditional pedestal sink with chrome taps complements the white ceramic toilet, which is topped with a wood-effect seat for added charm. A heated towel rail ensures your towels are always warm and dry, adding a touch of luxury. The large window allows for plenty of natural light, while also providing ventilation, making this a bright and practical en-suite that perfectly serves the adjoining master bedroom.

Bedroom Two

This bright and airy double bedroom overlooks the rear garden, offering tranquil views and plenty of natural light through a large window. The room is neutrally decorated with soft beige walls and crisp white accents, providing a blank canvas for personalization. The spacious layout allows for a variety of furniture configurations. This peaceful space is ideal for use as a guest bedroom, home office, or additional sleeping area, perfectly balancing comfort and practicality.

Bedroom Three

This bright and spacious bedroom is located at the front of the house, featuring a large window that allows for plenty of natural light and offers views of the surrounding area. The room is tastefully decorated with soft blue walls, creating a calming atmosphere, and is fully carpeted in a matching blue tone. The fitted wardrobes provide ample built-in storage, making it easy to keep the room tidy and organized. With its generous size and peaceful setting, this room is ideal as a comfortable double bedroom, offering both practicality and charm.

Bedroom Four

This bright and versatile bedroom, located at the front of the house, benefits from a large window that fills the space with natural light. The room is neutrally decorated with light beige walls and soft carpeting, creating a calming atmosphere that can be easily personalised. The fitted wardrobes provide generous storage, keeping the room functional and organized. Its spacious layout allows for flexibility in use, whether as a comfortable bedroom, home office, or guest room. The clean lines and simple design make this a practical and appealing space for any potential buyer.

Family Bathroom

This spacious family bathroom is beautifully tiled in warm beige and brown tones, creating a stylish and inviting atmosphere. It features both a corner shower with a curved glass enclosure and a full-sized bathtub, providing versatility for family members who prefer either a quick shower or a relaxing soak. The traditional pedestal sink and toilet, with a wood-effect seat, add a touch of elegance to the space. A large window allows for plenty of natural light, keeping the room bright and fresh. The thoughtful layout and ample size make this bathroom a functional and appealing space for the whole family.

Bedroom Five

This spacious loft conversion has been transformed into a bright and airy bedroom, complete with its own en-suite bathroom. The room benefits from two large skylights, which flood the space with natural light, enhancing the open and airy feel. The sloped ceilings add character without compromising on headroom or comfort. The neutral décor, paired with soft carpeting, creates a welcoming atmosphere. The en-suite bathroom is conveniently located at the far end of the room, providing privacy and functionality, making this loft conversion a perfect self-contained retreat within the home.

En-suite Bathroom

This bright and modern en-suite bathroom, located in the loft bedroom, features a sloped ceiling with a large skylight that fills the room with natural light. The space is well-appointed with a full-sized bathtub, complete with a wall-mounted shower and glass screen, perfect for both quick showers and relaxing baths. The pedestal sink and white toilet are neatly positioned, making efficient use of the space while maintaining a clean and airy feel. Neutral-toned tiles along the walls add a touch of elegance, complementing the light walls and simple, functional design of this practical en-suite.

Garden

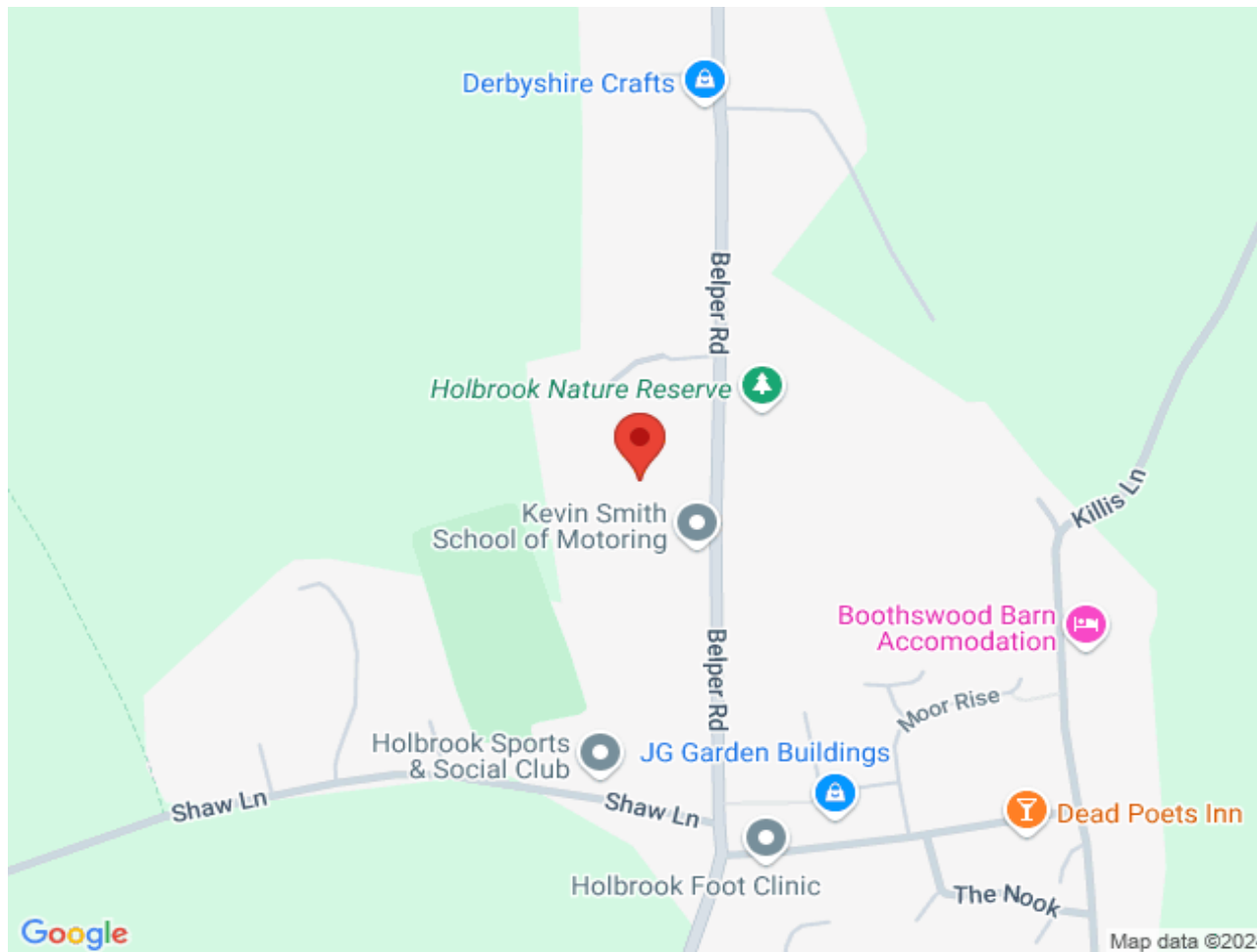
This beautifully maintained garden offers a large, well-kept lawn, perfect for outdoor activities and family gatherings. A paved patio area directly off the back of the house provides an ideal spot for outdoor dining and entertaining, with easy access through double doors from the property. The garden is bordered by mature hedges and wooden fencing, offering a good level of privacy. A gravel pathway leads down one side of the garden, adding a charming touch and offering convenient access to the lower parts of the garden and beyond. The spacious layout and variety of spaces make this garden a perfect extension of the home, ideal for both relaxation and play.

Garage

This detached double garage, located at the end of the garden, offers ample space for parking and storage. The structure features classic red brick construction with a pitched slate roof, seamlessly blending with the style of the main property. The garage is accessible either through the garden or via private wooden gates leading to a shared driveway, providing convenient access. It is equipped with a large double door for vehicle entry, as well as a separate side door and window, allowing for additional natural light and easy pedestrian access. Ideal for secure parking or use as a workshop, this garage adds valuable functionality to the property.







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