



## 2 Bed Bungalow - Detached

14 Moorside Lane, Holbrook, Belper DE56 0TW

Offers Around £450,000 Freehold



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- Highly Appealing Detached Bungalow
- Located in Holbrook Village - Countryside Views
- Potential to Extend/Loft Conversion (Subject to Planning Permission)
- Lounge with Stone Fireplace & Open Grate Fire
- Living Kitchen/Dining Room
- Two Double Bedrooms
- Large Mature Garden Plot
- Driveway & Garage
- No Chain Involved
- A Rare Opportunity

A highly appealing detached property set in private mature gardens offering potential to extend/loft conversion located in the very sought after village of Holbrook.

#### The Location

The historic village of Holbrook boasts charming village inn, reputable primary school, church and shop. It is highly convenient for local villages including Little Eaton (1 mile) and Duffield (2 miles), both providing a wide range of amenities and recreational facilities including bowling, squash, tennis, football, cricket and golf.

The City of Derby lies approximately 5 miles to the south and the thriving market town of Belper is approximately 3 miles to the north both offering a more comprehensive range of amenities. Excellent transport links are closeby including the A38 leading to the M1 motorway. Local recreational facilities nearby include four noted golf courses at Duffield (Chevin), Breadsall Priory, Horsley Lodge and Morley Hayes.

For those who enjoy leisure pursuits the village of Holbrook is situated on the doorstep of the beautiful Derbyshire countryside which provides some delightful scenery and walks.

#### Accommodation

## Entrance Hall

16'11" x 4'11" (5.17 x 1.50)

A wide entrance hall with double glazed entrance door, tiled effect flooring, deep skirting boards and architraves, high ceilings, coving to ceiling, radiator and access to roof space.



## Roof Space

The roof space offers excellent potential for a loft conversion (subject to planning permission).

## Lounge

14'9" x 13'5" (4.52 x 4.09)

With stone fireplace with open grate fire and tiled hearth, deep skirting boards and architraves, high ceilings, coving to ceiling, double glazed window to side, radiator, pleasant far-reaching views to front, double glazed bay window and internal door.



## Kitchen/Dining Room

14'11" x 10'4" (4.56 x 3.16)

With one and a half stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with matching worktops, built-in four ring gas hob with extractor hood over, built-in electric fan assisted oven, built-in microwave, integrated fridge/freezer, integrated dishwasher, integrated washing machine, tiled flooring, deep skirting boards and architraves, high ceilings, radiator, double glazed window overlooking private rear garden and double glazed French doors opening onto sun patio and large mature rear garden.



## Double Bedroom One

14'6" x 13'9" (4.42 x 4.21)

With a range of fitted wardrobes with cupboards above and base drawers, deep skirting boards and architraves, high ceilings, coving to ceiling, radiator, countryside views to front, double glazed bay window and internal door.



### Double Bedroom Two

12'11" x 10'11" (3.96 x 3.33)

With deep skirting boards and architraves, high ceilings, coving to ceiling, radiator, double glazed window overlooking private rear garden and internal door.



### Bathroom/Shower Room

6'10" x 5'8" (2.09 x 1.75)

With separate corner shower cubicle with chrome fittings including shower, pedestal wash handbasin, WC, fully tiled walls with tiled flooring, heated towel rail/radiator, spotlights to ceiling, wall mounted mirrored medicine cabinet, double glazed obscure window and internal door.



### Front Garden

The property is set back from the pavement edge behind a horseshoe-shaped tarmac driveway with slate chippings and tree. The driveway provides car standing spaces for several cars and leads to a garage to the rear of the bungalow.

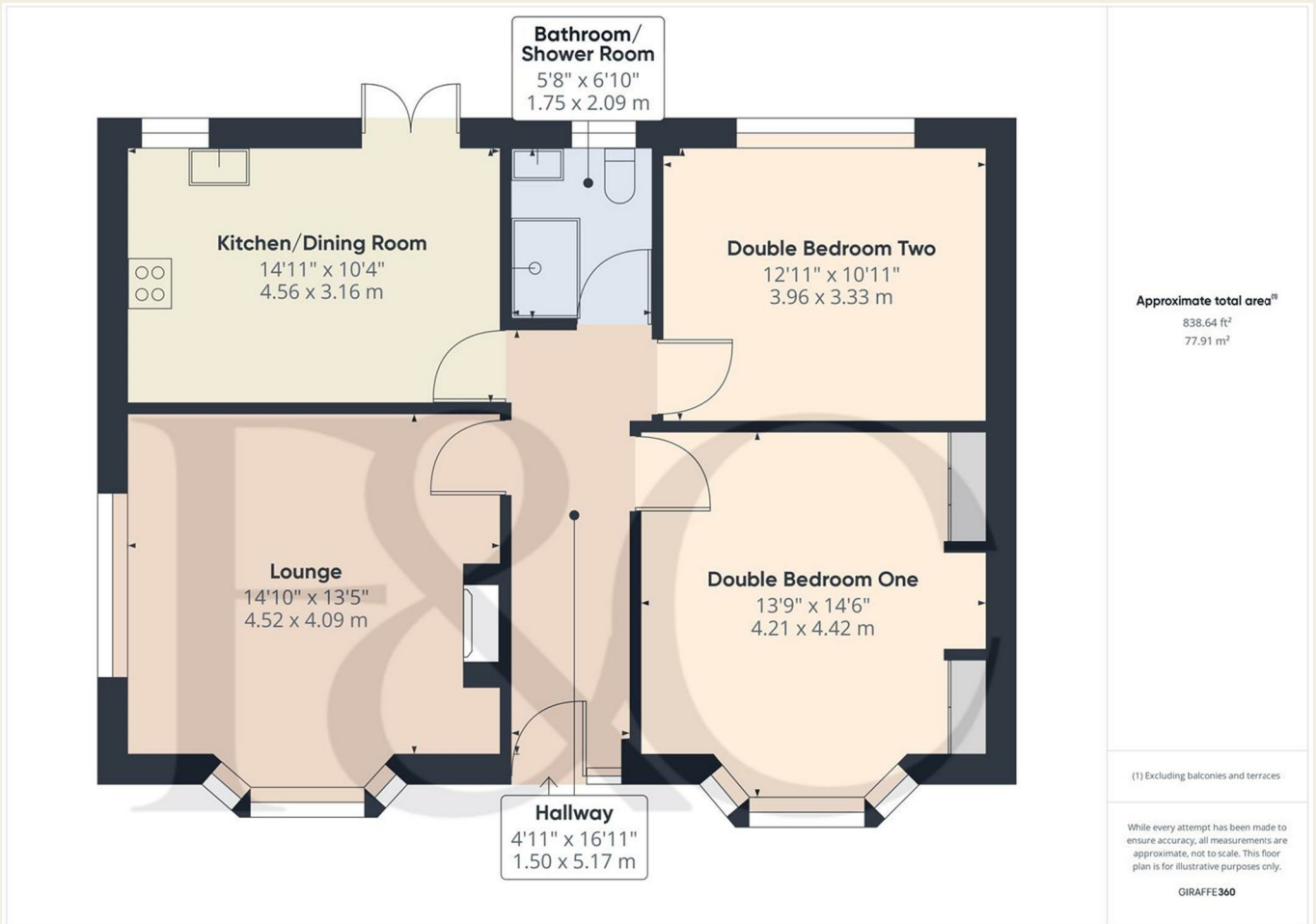


## Rear Garden

Being of a major asset and sale to this particular property is its large, mature sunny westerly-facing garden mainly laid to lawn with a range of shrubs, trees, greenhouse and two sheds.




Council Tax Band D - Amber Valley



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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<b>England &amp; Wales</b>	EU Directive 2002/91/EC	