



3 Bed House - Detached

15 Moorfield Road, Holbrook, Belper DE56 0UA

Offers Around £315,000 Freehold



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& Company**

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- Highly Appealing Detached Home
- Potential to Extend (Subject to Planning Permission)
- Porch & Hallway with Staircase Leading to First Floor
- Through Lounge/Dining Room
- Kitchen, Utility & Cloakroom/WC
- Three Bedrooms & Family Bathroom with Shower
- Pleasant Enclosed Rear Garden Laid to Lawn with Sun Patio
- Driveway & Carport
- Located in the Sought After Village of Holbrook
- Viewing is Recommended

Nestled on Moorfield Road in the charming village of Holbrook, this highly appealing detached home offers a delightful blend of comfort and potential.

For those with aspirations of expanding their living space, there is potential to extend the property, subject to planning permission. This offers a unique opportunity to tailor the home to your specific needs and preferences.

The pleasant enclosed rear garden, which is laid to lawn and complemented by a sun patio. This outdoor space is perfect for enjoying sunny afternoons, hosting barbecues, or simply unwinding in a tranquil setting.

In summary, this detached house on Moorfield Road presents an excellent opportunity for those seeking a comfortable family home with the potential for future development.

The Location

The historic village of Holbrook boasts two village inns, 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 close by 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

Ground Floor

Porch

5'11" x 4'11" (1.81 x 1.50)

With double glazed entrance door, oak effect flooring, two double glazed windows both having fitted blinds and internal half glazed door giving access to hallway.

Hallway

8'7" x 6'4" (2.64 x 1.95)

With matching oak effect flooring, radiator, coving to ceiling and staircase leading to first floor.

Lounge/Dining Room

22'2" x 10'1" (6.78 x 3.08)

Lounge Area

With fireplace with surrounds, oak effect wood flooring, radiator, coving to ceiling, open space leading to dining area and double glazed window overlooking rear garden.



Dining Area

With matching oak effect wood flooring, radiator, coving to ceiling, double glazed window to front with fitted blind and internal panel door with chrome fittings.



Kitchen

8'5" x 6'11" (2.57 x 2.13)

With single stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring gas hob with extractor hood over, built-in electric fan assisted oven, spotlights to ceiling, concealed central heating boiler, tiled effect flooring, radiator, double glazed window with fitted blind and internal panelled door with chrome fittings.



Pantry

Utility

8'2" x 5'4" (2.50 x 1.63)

With plumbing for automatic washing machine, plumbing for dishwasher, tiled effect flooring, radiator, wall cupboard, space for fridge/freezer, double glazed front door, double glazed rear door and integral door giving access to cloakroom.

Cloakroom

8'2" x 2'5" (2.49 x 0.76)

With low level WC, pedestal wash handbasin, tiled effect flooring, obscure window and internal panelled door with chrome fittings.

First Floor Landing

9'1" x 3'5" (2.78 x 1.05)

With built-in storage cupboard, coving to ceiling, double glazed window to side and access to roof space.

Bedroom One

11'10" x 11'5" (3.63 x 3.49)

With radiator, coving to ceiling, double glazed window with aspect to front and internal panelled door with chrome fittings.



Bedroom Two

11'8" x 9'11" (3.56 x 3.03)

With radiator, coving to ceiling, double glazed window to rear and internal panelled door with chrome fittings.



Bedroom Three

6'11" x 6'6" (2.11 x 1.99)

With radiator, double glazed window to front, fitted shelving and internal panelled door with chrome fittings.



Bathroom

6'4" x 5'5" (1.94 x 1.66)

With bath with shower over with shower screen door, circular wash basin with fitted base cupboard underneath, low level WC, fully tiled walls, tiled effect flooring, heated towel rail/radiator, wall mounted mirror, spotlights to ceiling, extractor fan, double glazed window and internal panelled door with chrome fittings.



Front Garden

The property is set back from the pavement edge behind a low maintenance fore-garden with plum slate chippings, shrubs and plants.



Rear Garden

To the rear of the property is a pleasant, enclosed, rear garden laid to lawn with sun patio and charming apple tree.

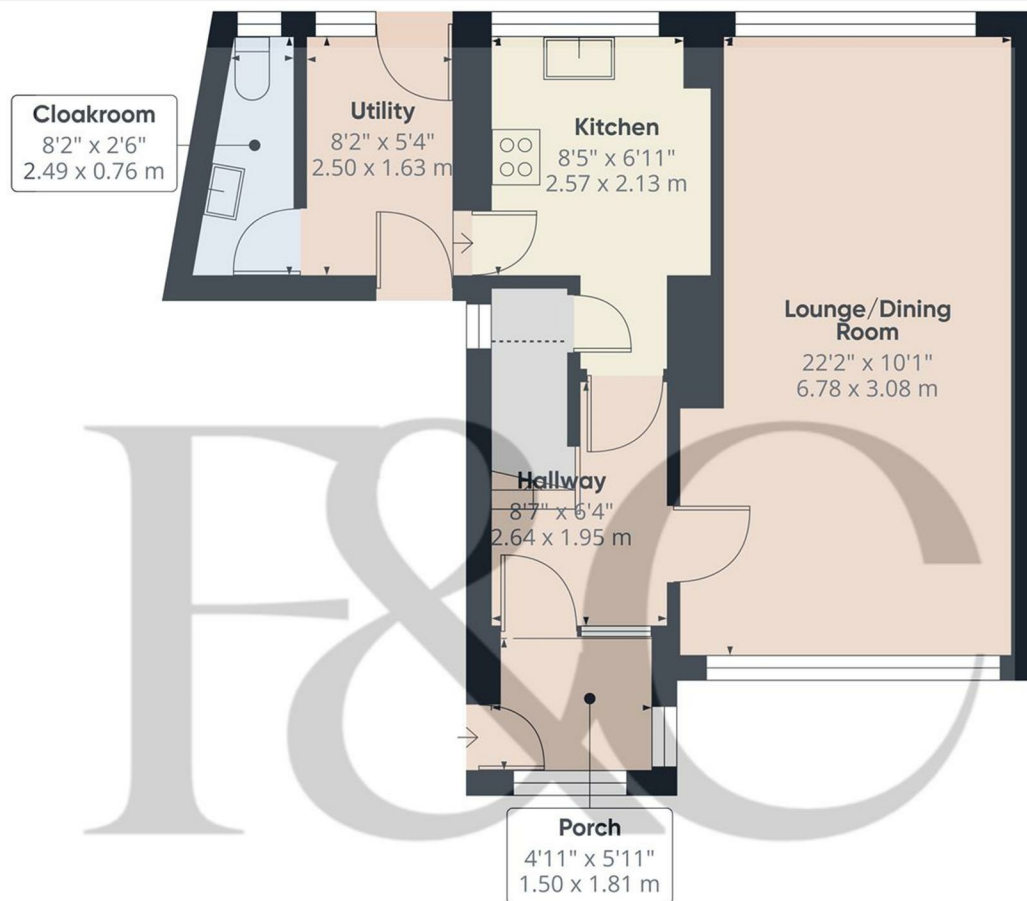


Driveway

A tarmac driveway provides car standing spaces.

Carport

Council Tax Band C



Floor 0

Approximate total area⁽¹⁾

489 ft²
45.4 m²

Reduced headroom

9 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1


Approximate total area[®]
372 ft²
34.7 m²

(1) Excluding balconies and terraces


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	78
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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