



## 2 Bed Cottage

13 Chapel Street, Holbrook, Belper DE56 0TQ  
Offers Around £299,950 Freehold



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# Fletcher & Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Stone Cottage of Style & Character
- Beautiful Village Location
- Lounge
- Kitchen/Dining Room
- Two Bedrooms & Bathroom
- ( potential attic room - subject to planning permission )
- Generous Garden
- Driveway - off Street Car Parking
- No Chain Involved
- Lovely Countryside Walks & Pubs

Nestled in the charming village of Holbrook, this two bedroom stone cottage offers a perfect blend of character and modern living.

One of the standout features of this property is the generous garden, which offers a tranquil outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the driveway provides off-street parking for two vehicles, a valuable asset in this picturesque village setting.

Holbrook is known for its beautiful surroundings and community spirit, making it a wonderful place to call home. With no chain involved, this property is ready for you to move in and start creating your own memories.

### 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

#### Entrance Hall

2'11" x 2'7" (0.91 x 0.80)

With entrance door, tiled flooring, radiator and staircase leading to first floor with handrail.

## Lounge

15'1" x 12'1" (4.60 x 3.69)

With chimney breast with feature character fireplace with gas burning stove with raised slate hearth, wood skirting boards, coving to ceiling with centre rose, wood flooring, radiator, wall lights, double glazed window to front with wood sill and internal latched door.



## Kitchen/Dining Room

18'1" x 7'10" (5.52 x 2.40)

With single stainless steel sink unit with mixer tap, wall and base units with matching worktops, built-in four ring induction hob with extractor hood over, built-in electric fan assisted oven, integrated fridge/freezer, integrated washing machine, integrated slim line dishwasher, tiled flooring, radiator, spotlights to ceiling, four double glazed windows and double glazed door giving access to garden.



## First Floor Landing

7'8" x 2'7" (2.36 x 0.80)

With radiator, double glazed window to side and access to roof space.

## Bedroom One

14'11" x 9'1" (4.55 x 2.79)

With fitted wardrobes providing good storage, high ceiling, radiator, additional built-in storage cupboard, double glazed window to front an internal latched door.



## Bedroom Two

10'7" x 7'10" (3.23 x 2.40)

With cast iron period display fireplace, high ceiling, radiator, double glazed window to rear, fitted shelving and internal latched door.



## Bathroom

7'11" x 7'0" (2.42 x 2.15)

With bath with shower, pedestal wash handbasin, low level WC, tiled splash backs, tiled flooring, high ceiling, spotlights to ceiling, heated chrome towel/rail radiator, mirror, wall cupboard, sealed unit double glazed window and internal latch door.



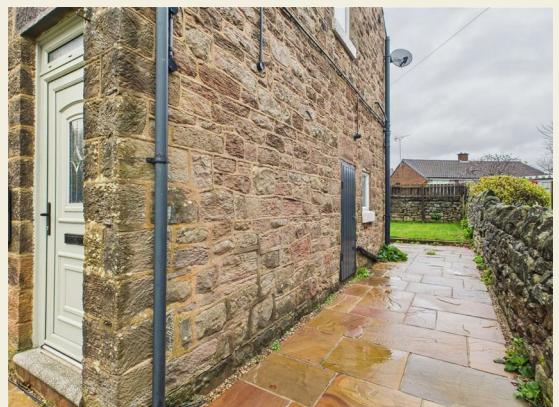
### Front Garden

The property is set back from the pavement edge behind a lawned fore garden with Indian stone pathway leading to the entrance door complemented by natural stone walling, rockery and privet hedgerows.



### Side Garden

To the side of the property is the continuation of the Indian stone patio and natural stone walling.



### Rear Garden

To the rear of the property is an enclosed, walled garden. The garden is laid to lawn with Indian stone patio and natural stone retaining wall. Timber summerhouse/store.



### Rear Access Gate

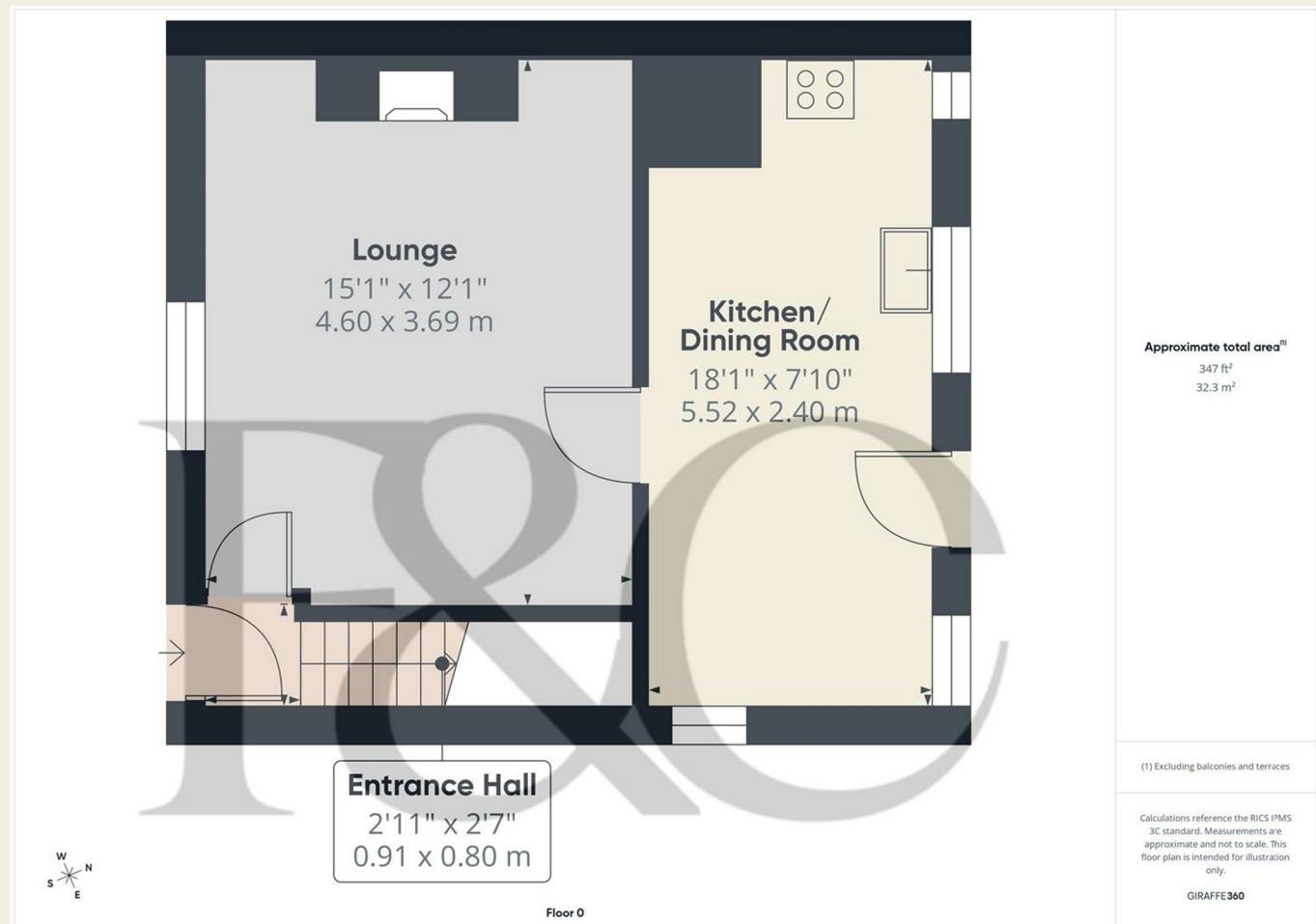


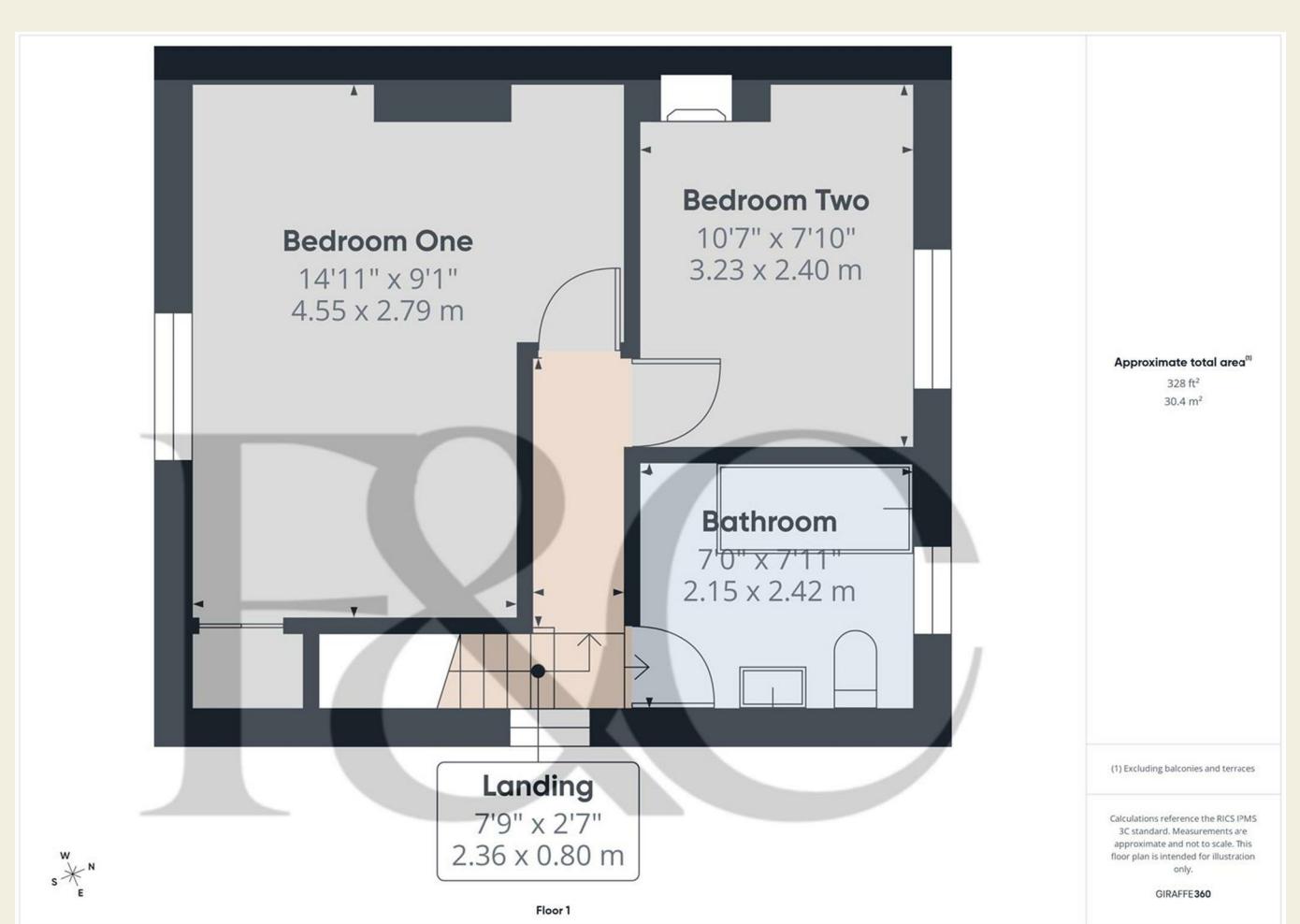
## Driveway

A gravelled driveway provides car standing spaces to the front of the property for two vehicles.



Council Tax - B  
Amber Valley





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	86	
(39-54) E		
(21-38) F	62	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	