



Holbrook Road
Belper



Property Description

Hall and Benson are delighted to bring to the market this refurbished detached bungalow situated in a desirable elevated location on Holbrook Road. Benefiting from some truly wonderful views to the front, the bungalow is also being offered with NO UPWARD CHAIN and comprises: Entrance porch, entrance hall, living room, kitchen with multipurpose room off, two bedrooms and a modern bathroom suite. Externally the property offers a dropped curb which grants access through double wrought iron gates to a block paved drive and garage for parking. To the opposite side of these gates/bungalow there is a single gate which grants access to a path, leading to the front door as well as down the side of the property towards door leading into a multipurpose room. The front grounds of the property are mainly laid to lawn and offer raised beds for planting as well as some wonderful views! To the rear is a low maintenance tiered garden offer a water butt, shed, finished with decorative gravel and again some elevated views!

Outside

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Garage

16' 10" Max x 7' 10" Max (5.13m Max x 2.39m Max)

Having an up & over door with power and lighting, the garage has also had a brand new flat roof.



Rent To Buy Scheme Available

A rent to buy offer is available on this property based on, the vendor would rent the property to the purchaser for an agreed period and refund to the buyer the cumulative rental amount towards the buyers deposit or a cash refund on completion. Please contact our office for further details.

Entrance Porch

4' x 3' 2" (1.22m x 0.97m)

Having a front elevation double glazed obscure glass door, a side elevation double glazed obscure glass window and finished with a vinyl floor covering. Leading to:

Entrance Hall

Having a front elevation door, radiator, light fitting, wall art and TEL point. The hall way has been finished with a newly fitted carpet and also house the brand new consumer unit for the property. Leading to:

Lounge

12' 10" x 11' 11" Including Recess (3.91m x 3.63m Including Recess)

Having a front elevation double glazed bowed window with extensive views across! The room offers a TV point, wall art, light fitting and radiator. It has been finished with a newly fitted carpet.

Kitchen

12' 10" x 10' 2" (3.91m x 3.10m)

Having a rear elevation double glazed window and a side elevation door leading to a handy multipurpose room this brand new, modern fitted kitchen incorporates a range of wall and base units with work surface over and comprises: a composite sink/drain unit with mixer tap, integrated fridge/freezer, an integrated electric oven with integrated electric hob and cooker hood over. It offers space and plumbing for a washing machine and is finished with a vinyl floor covering and splash up-boarding. Leads to

Multipurpose Room

17' 11" Max x 1' 9" Max, narrows (5.46m Max x 0.53m Max, narrows)

Having a front elevation double glazed door, front and side elevation double glazed windows as well as a side elevation door leading to the rear. This handy room can be used for a variety of purposes, art room, a potential office (as offers power points) etc.

Bedroom One

8' 11" x 8' 4" (2.72m x 2.54m)

Having a front elevation double glazed window with extensive views! The room offers a radiator, curtains with poles & wall art work. It has been finished with a newly fitted carpet.

Bedroom Two

11' 10" x 10' 10" (3.61m x 3.30m)

Having a rear elevation double glazed window, wall art and lighting fitting. The room also offers a radiator and is finished with a newly fitted carpet.

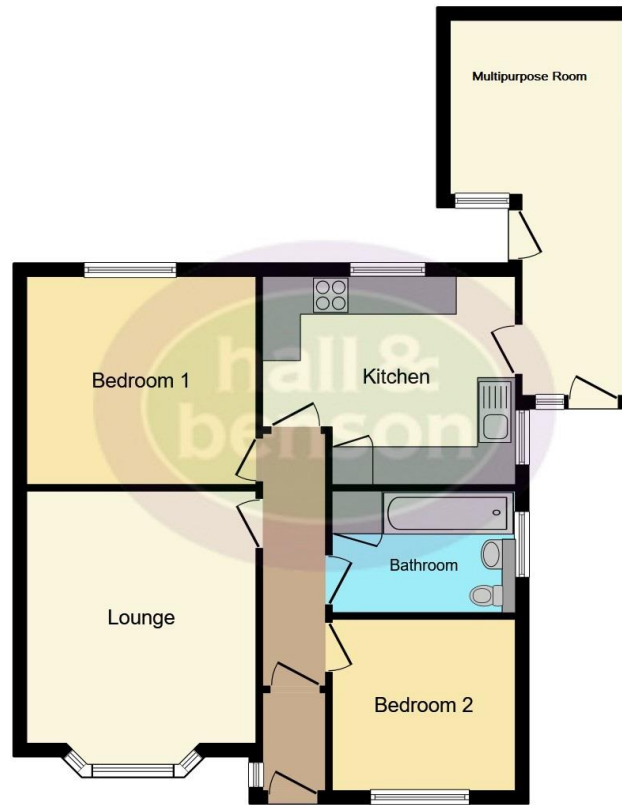
Bathroom

Having a side elevation double glazed obscure glass window offering privacy. This brand new modern fitted bathroom suite comprises: Wash hand basin built into vanity unit, W.C, bath with shower over and a chrome towel rail. It has a cupboard housing the brand new boiler to the property and is finished with wall art, a vinyl floor covering and part tiled walls with splash back tiling.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

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EPC Rating: B

view this property online hallandbenson.co.uk/Property/BPR101774

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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