



Holbrook Street
Heanor



Property Description

*** Situated On A Generous Plot ***

Spacious two bedroom semi detached family home situated in a popular location benefiting from two double bedrooms and double glazing. In brief property comprising a large living/dining room, breakfast kitchen and utility room. To the first floor the landing gives access to two bedrooms and a family bathroom.

Outside the property is set back from the road with a front garden with lawn, borders, shrubs and gated side access leading to the generous rear garden.

Large rear garden is mainly laid to lawn with a patio area and an outside cold water tap.

Hall/utility Room

8' 9" x 6' 5" (2.67m x 1.96m)

Entrance through a double glazed door to the rear elevation, wood effect flooring, central heating radiator and door to hall.

Hallway

With carpet flooring, stairs to the first floor, under stairs storage and doors to the kitchen and living/dining room.

Breakfast Kitchen

10' 8" x 15' 8" (3.25m x 4.78m)

Fitted with a range of wall and base units, work surface with inset sink, integrated over, integrated four ring gas hob with extractor over, space for fridge freezer, space and

plumbing for washing machine, tiled splash-backs, central heating radiator, vinyl flooring, space for table and a double glazed window to the rear elevation.

Living / Dining Room

10' 7" x 20' 8" (3.23m x 6.30m)

With carpet flooring, three central heating radiators, TV point, wall mounted gas fire, two double glazed windows to the front elevation.

First Floor

Landing

Carpet flooring, central heating radiator, loft access, double glazed window to the rear elevation and doors to the bedrooms and bathroom.

Bedroom One

10' 8" x 10' 5" (3.25m x 3.17m)

With carpet flooring, central heating radiator and a double glazed window to the front elevation.

Bedroom Two

12' 4" x 12' Max (3.76m x 3.66m Max)

Carpet flooring, central heating radiator and a double glazed window to the front elevation.

Family Bathroom

Three piece suite comprising panelled bath with shower over, low level WC, wash basin,

tiled splash-backs, central heating radiator and a uPVC double glazed window to the rear elevation.

Outside

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Large rear garden is mainly laid to lawn with a patio area and an outside cold water tap.









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: E

Tenure: Freehold

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