



51 Belper Road, Holbrook, Belper, DE56 0SX

£325,000



A well presented traditional three bedroom family home offering extended living accommodation with ample car parking, a generous rear garden enjoying a south westerly aspect and views. Situated in the sought after village of Holbrook close to local amenities and Belper. Viewing is highly recommended.



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Offered with vacant possession/ no chain. The well presented and generously proportioned family accommodation comprises an entrance hallway, sitting room with a feature open fire place, dining room with a multi-fuel stove, family room, fitted kitchen, lobby with a WC cloaks/ utility room and under stairs storage. To the first floor there are three good sized bedrooms and a family bathroom.

Benefitting from UPVC double glazed windows and doors and gas central heating fired by a Glowworm combi boiler.

To the front of the property is a mature fore garden with a double driveway providing ample off road parking. A path to the side leads to the generous rear garden with a sunny decked seating area, patio and a mature lawned garden with established trees, shrubs and flowering plants.

Holbrook is a popular historic village with a strong sense of community. There are popular real ale pubs, village shop, excellent primary school and many local countryside walks. Having easy access to Derby and Nottingham via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

A UPVC cottage style entrance door opens into :

ENTRANCE HALLWAY

Having a range of coat hanging, radiator, vinyl patterned flooring and stairs climb off to the first floor. An original panelled door opens into :

SITTING ROOM

15'8 x 11'8 (4.78m x 3.56m)

A light and spacious room with a UPVC double glazed window to the front, TV aerial point, radiator, coving and a feature oak fire surround

with an open cast iron insert and granite hearth with fender.

DINING ROOM

14'4 x 8'10 (4.37m x 2.69m)

There is a brick built fireplace and hearth housing a cast iron multi-fuel stove with a timber mantle shelf, coving to the ceiling, inset spot lights and radiator. Open into :

FAMILY ROOM

12'3 x 7'6 (3.73m x 2.29m)

There are UPVC double glazed French doors opening onto the garden, wall lights, radiator and a generous Velux skylight floods the room with natural light.

FITTED KITCHEN

12'2 x 8'4 (3.71m x 2.54m)

Comprehensively appointed with a range of cream shaker style base cupboards, drawers, eye level units and glazed display cabinets with solid wood block work surface over incorporating a Belfast sink with mixer taps and splash back tiling. Integrated appliances include a fridge freezer, additional freezer, plumbing for a washing machine and a Rangemaster gas range cooker with two ovens, grill, five ring hob, griddle and extractor hood. There is vinyl flooring, UPVC double glazed window to the rear overlooking the garden, UPVC side window, radiator, under plinth lighting and inset spot lights.

SIDE LOBBY

There is a UPVC half glazed entrance door to the side.

UNDER STAIRS STORAGE

A useful storage space with light, power and a UPVC double glazed window.

UTILITY/ WC CLOAKS

There is space for a tumble dryer, a low flush WC and vanity wash hand basin, complementary half tiling, vinyl flooring, a wall mounted cupboard houses the Glowworm combi boiler (serving the domestic hot water and central heating system).

TO THE FIRST FLOOR

LANDING

Having original timber balustrade, UPVC double glazed window to the side elevation, period panelled doors and there is access to the part boarded roof void via a loft ladder with light.

BEDROOM ONE

12'8 x 11'7 (3.86m x 3.53m)

There is a UPVC double glazed window to the front elevation, radiator and a range of built-in wardrobes providing hanging and shelving.

BEDROOM TWO

12'7 x 8'11 (3.84m x 2.72m)

A double sized room with a radiator and a UPVC double glazed window to the rear elevation enjoying far reaching countryside views.

BEDROOM THREE

7'11 x 6'2 (2.41m x 1.88m)

There is a radiator and a UPVC double glazed window to the front elevation.

BATHROOM

Appointed with a three piece suite comprising a panelled bath with a thermostatic shower and glazed screen, vanity wash hand basin and a close coupled WC. There is complementary half tiling, vinyl flooring, heated towel radiator and a UPVC double glazed window to the rear elevation.

OUTSIDE

To the front of the property is a pretty fore garden with a double tarmac driveway providing off road parking. A path to the side leads through a secure gate to the rear.

REAR GARDEN

The enclosed rear garden enjoys a south westerly aspect with an elevated decked seating area, perfect for alfresco dining and entertaining. Steps lead to a raised bed with a garden pond and onto a lawn with well stocked flower beds. There are two garden sheds, outside tap and lighting.



Road Map



Hybrid Map



Terrain Map



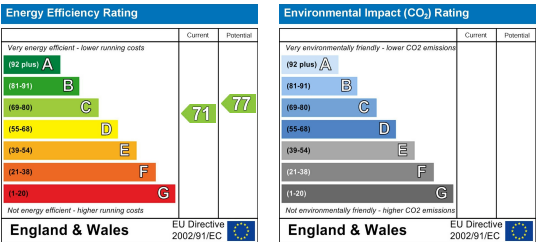
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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