

Home 2 Sell

Quality Service For Less



## 39 Town Street

Holbrook, Belper, DE56 0TA

Offers Around £179,995



Situated within the heart of the historical village of Holbrook Derbyshire is this attractive stone-built cottage residence. This property represents an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and well presented one bedroomed character home. The property is constructed mainly of a coarse natural stone beneath a roof of grey tiles. Enjoying a much sought after position in the heart of the village which can only be appreciated when viewed. The property has the benefit of double glazing (where stated) and gas central heating. The accommodation comprising in brief of open entrance hall, fitted dining kitchen, utility room and a family shower room having a three piece suite. To the first floor a lounge with feature fire place and windows enjoying the fine aspect and views. To the second floor a master bedroom with fitted wardrobes and window to the rear, again with a fine aspect and views over the valley towards Horsley church and beyond. Outside to the rear a beautiful cottage garden having patio, outbuilding, lawn and mature well stocked established borders. Viewing highly recommended. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Open Plan Entrance Hall

The property is entered via a traditional oak door with glazed insert. Having steps down to the dining kitchen.

### Dining Kitchen

15'3" reducing 10'4" x 11'5" (4.67m reducing 3.15m x 3.49m )

Having a fitted kitchen comprising of a range of base wall and matching drawer units with wood block work surfaces over incorporating a ceramic sink with a chrome Swan neck mixer tap. Wall mounted display cabinet, quarry tile flooring, useful pantry having space for a free standing fridge freezer, integrated electric fan assisted oven with inglenook recess having a five ring gas hob. Complimentary splash back tiling, exposed ceiling beams, single glazed wooden window to the utility, central heating radiator and ceiling lighting. Glazed door to the utility and door to the stairs.

### Utility

7'3" x 4'3" (2.22m x 1.32m )

Having a PVCu double glazed window to the rear garden aspect, PVCu glazed door to the rear elevation and polycarbonate roof system. Laminate wood grain effect flooring, exposed feature stone wall, central heating radiator, space and plumbing for an automatic washing machine and space for a tumble dryer.

### Family Shower Room

Having a three piece suite comprising of a low flush WC, vanity hand wash basin with cabinet and a shower cubicle having a thermostatically controlled shower having rain head and hand held attachment. Complimentary wall and floor tiling, central heating

radiator, chrome ladder style heated towel rail, PVCu double glazed opaque window and ceiling light.

### To the first floor

Having a PVCu double glazed window to the front elevation and a wall light.

### Lounge

11'8" x 12'7" (3.56m x 3.86m )

Having two PVCu double glazed windows to the rear elevation enjoying the fine aspect and views, PVCu double glazed window to the side elevation, exposed ceiling beams, central heating radiator, gas coal effect living flame fire set on a raised polished granite hearth with matching back drop and Adam style surround. Recessed book shelf snug, four wall lights. and a bespoke cupboard.

### To the second floor

### Bedroom

14'10" x 11'0" (4.54m x 3.36m )

Having a wooden double glazed window to the rear elevation again enjoying the wonderful aspect and views over the valley towards Horsley Church and beyond. Fitted wardrobes and cupboard housing the Ideal gas combination boiler which services the domestic hot water and central heating system. PVCu double glazed window to the side elevation, central heating radiator and ceiling light.

### Outside

A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having a small patio area immediately to the rear which gives way to a beautiful cottage garden having a sweeping lawn with mature well stocked established

borders containing a variety of planting.

Outbuilding - Provides useful storage.

### Area

The Village of Holbrook boasts two Village Inns, reputable Primary School and Shop. It is highly convenient for other local Villages including Little Eaton approximately 1 mile and Duffield approximately 2 miles which both provide a wide range of amenities and recreational facilities including bowling, squash, tennis, football and golf. The City of Derby lies approximately 5 miles to the south and Belper thriving market town located approximately 3 miles to the north and there is fast access onto the A38 leading to the M1 motorway. Local recreational facilities nearby include 3 noted Country Clubs and Golf Courses at Breadsall Village, Horsley and Morley Hayes all approximately 5 miles away.

### Directional Note

Leave the Home2Sell office at the Market Place and proceed down the hill turning immediate left onto Queen Street. Continue and turn left at the T-junction. Proceed through Bargate to the roundabout

and turn right onto Belper Road heading towards Holbrook. Take the third left turn into Pond Road. Continue along Town Street where 39 Town Street can easily be identified on the left hand side clearly identified by our distinctive Home2Sell For Sale board.



## Road Map



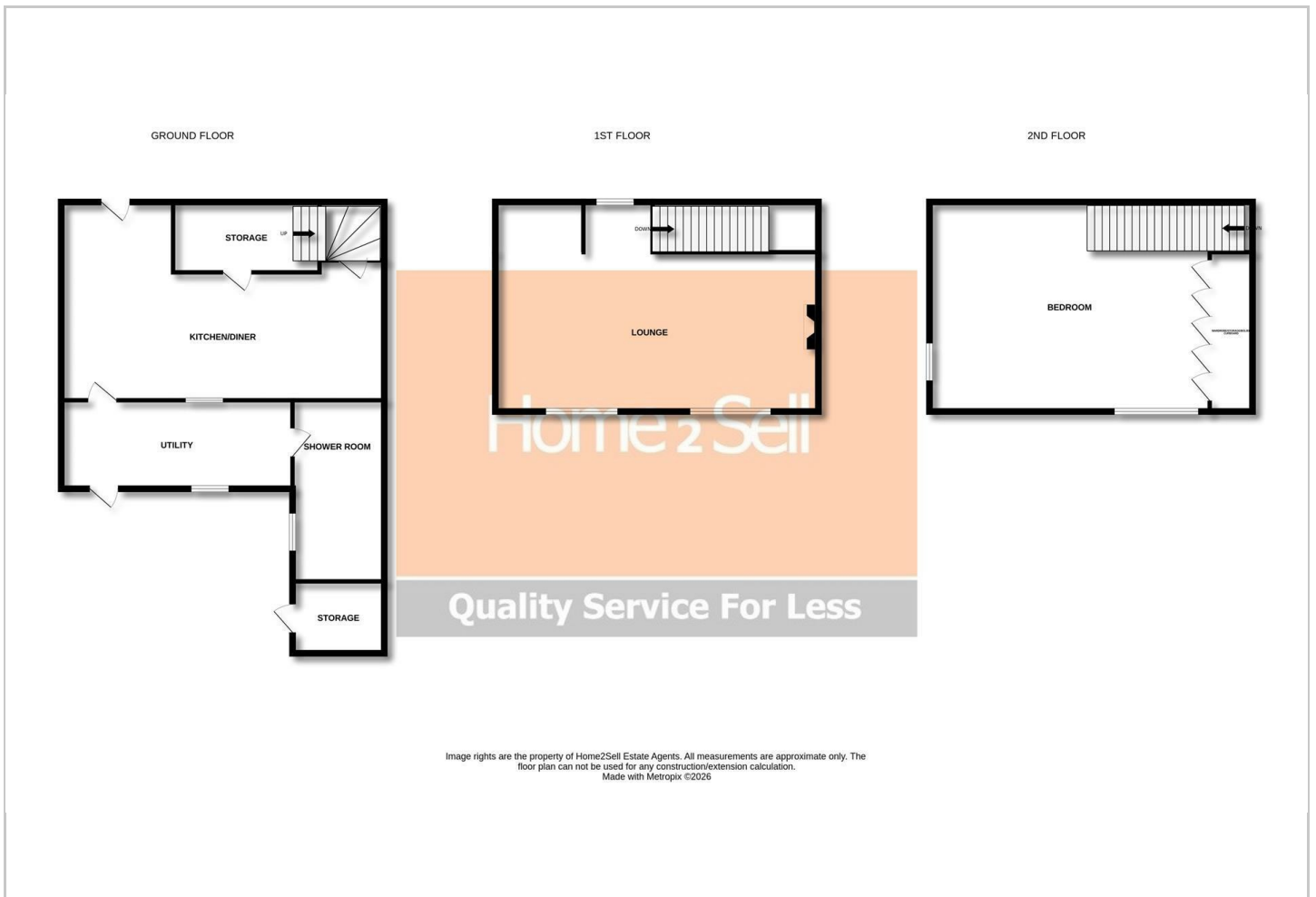
## Hybrid Map



## Terrain Map



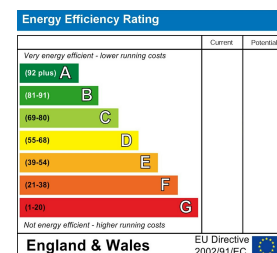
## Floor Plan



## Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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