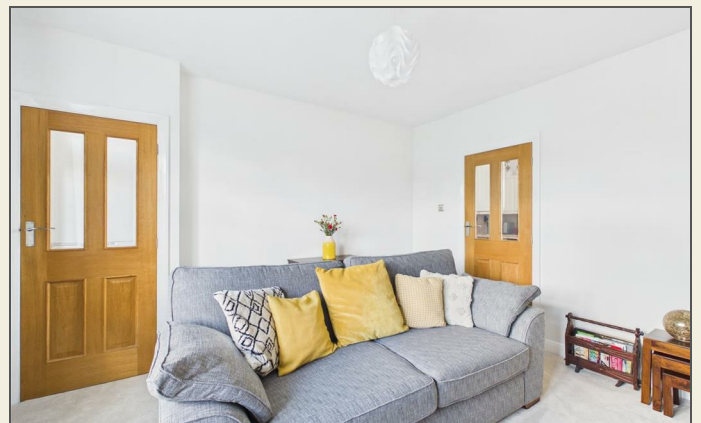




3 Bed House - Semi-Detached

36 Belper Road, Holbrook, Belper DE56 0SX
Offers Around £360,000 Freehold



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- Immaculate Semi-Detached Home
- Open Views to Rear – Far-Reaching Views
- Gas Central Heating & Double Glazing
- Lounge with Bay Window
- Fitted Kitchen/Dining Room with Doors to Private Garden
- Three Bedrooms – Bespoke Fitted Wardrobes
- Fitted Family Bathroom
- Private Garden with Open Views
- Block Paved Driveway for Three/Four Cars
- Viewing Essential

BEAUTIFUL HOME & OPEN VIEWS – This immaculately presented three bedroom semi-detached home with private garden offers a delightful blend of traditional character and modern living.

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

Ground Floor

Entrance Hall

4'4" x 3'8" (1.34 x 1.13)

With half glazed entrance door with the leaded finish and arched double glazed window over, deep skirting boards and architraves, high ceiling, radiator, staircase leading to first floor with handrail and internal half glazed oak veneer door with chrome fittings.

Lounge

13'2" x 12'11" (4.02 x 3.96)

With chimney breast incorporating exposed brick fireplace with oak mantel and raised tile hearth incorporating inset living flame gas fire, deep skirting boards and architraves, high ceiling, radiator, double glazed bay window to front with deep window sill and internal oak veneer half glazed door with chrome fittings.



Kitchen/Dining Room

15'0" x 11'7" (4.58 x 3.54)

Dining Area

With chimney breast incorporating exposed brick fireplace with gas burning stove, raised hearth and solid oak mantel, deep skirting boards and architraves, high ceiling, radiator and double glazed French doors opening onto paved patio and rear garden.



Kitchen Area

With one and a half sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring gas hob with concealed extractor hood, double electric fan assisted oven, plumbing for dishwasher, plumbing for washing machine, space for fridge/freezer, double glazed window to side, tile floor area, side access door with charming arched window over and open space leading to dining area.



Pantry/Understairs Storage

5'11" x 3'1" (1.82 x 0.95)

With vinyl floor, light, shelving and internal latched door.

First Floor Landing

6'1" x 2'10" (1.87 x 0.87)

With deep skirting boards and architraves, high ceiling, radiator and double glazed window to side.

Bedroom One

12'11" x 10'2" (3.95 x 3.10)

With chimney breast incorporating period style cast iron display fireplace, bespoke fitted wardrobes either side of chimney breast, deep skirting boards and architraves, high ceiling, column style radiator, double glazed window to front and internal oak veneer panelled door.



Bedroom Two

11'8" x 10'2" (3.57 x 3.12)

With two fitted double wardrobes with cupboards above, deep skirting boards and architraves, high ceiling, radiator, double glazed window to rear, countryside views, fitted blind and internal oak veneer panelled door.



Bedroom Three/Study

6'9" x 5'11" (2.06 x 1.82)

With deep skirting boards and architraves, high ceiling, radiator, access to boarded loft space with fitted ladder, double glazed window with fitted blind with aspect to front and internal oak veneer panelled door.



Bathroom

8'2" x 5'10" (2.49 x 1.79)

With bath with chrome mixer tap/shower attachment and additional electric shower over with shower screen door, fitted wash basin with fitted base cupboard underneath, low level WC, wall cupboard, fitted mirror, spotlights to ceiling, high ceiling, coving to ceiling, tile splashbacks, tile flooring, heated towel rail/radiator, double glazed window and internal oak veneer panelled door.



Garden

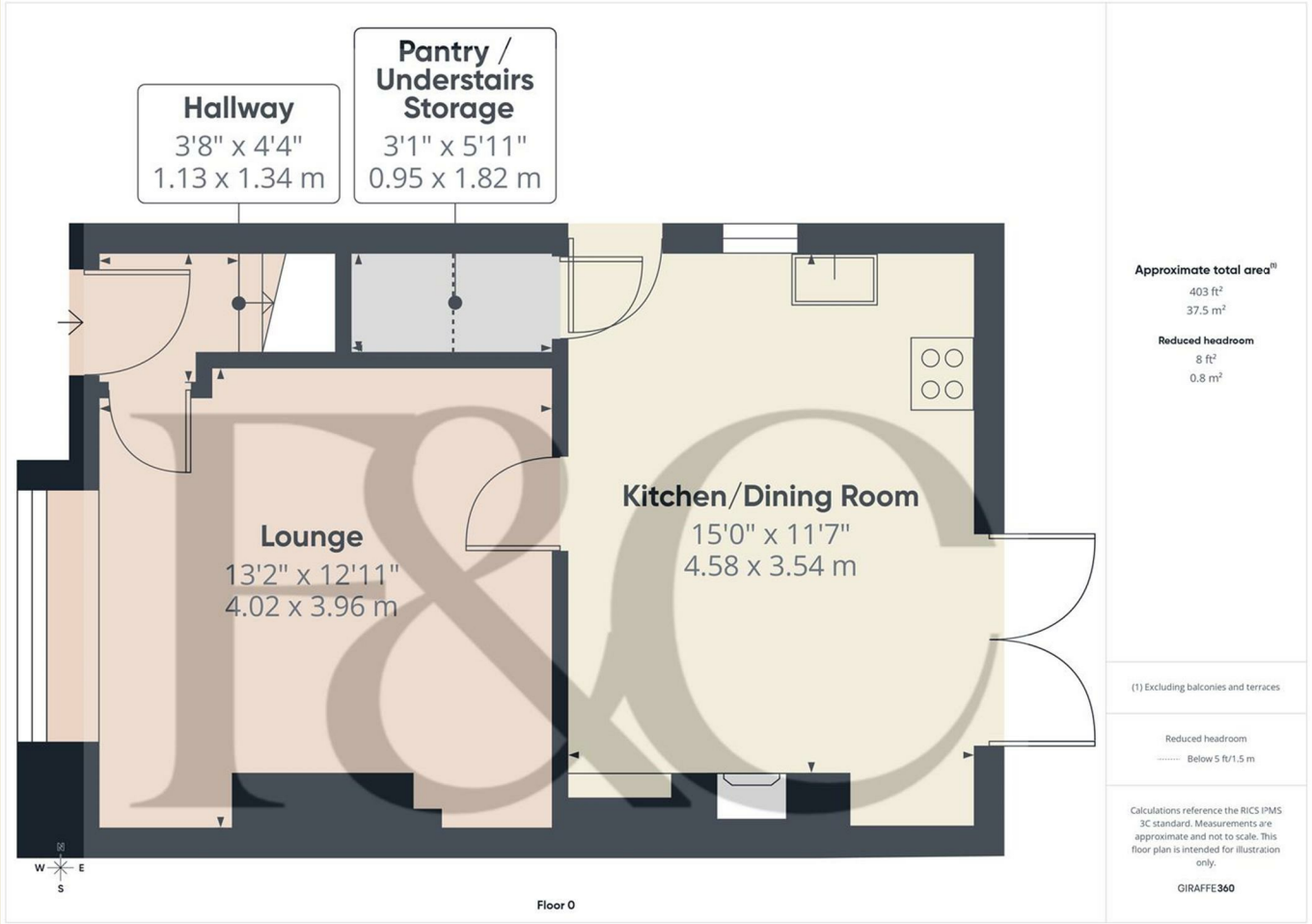
To the rear of the property and being of a major asset to the sale of this particular property is its generous sized, private, rear garden backing onto open fields and enjoying far-reaching views in the distance. The garden enjoys wide, shaped lawns complemented by a varied selection of shrubs, plants, bushes, pond and patio. Timber garden shed included in the sale. Towards the bottom of the garden is a vegetable garden area with greenhouse and natural stone walling.



Generous Driveway

The property benefits from a generous block paved driveway providing car standing spaces for three/four cars.





These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	85
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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