

Home 2 Sell

Quality Service For Less



35 Pond Road

Holbrook, Belper, DE56 0TX

Offers Around £375,000



Enjoying an excellent elevated position enjoying a fine aspect is this two double bedroomed detached bungalow. The property is situated in the sought after village of Holbrook in a well established location with delightful gardens, driveway and double garage. The sale represents a rare opportunity for the discerning purchaser looking to acquire an easy to manage and superbly presented bungalow residence. Internally the property is well presented having PVCu double glazing and gas central heating. Accommodation briefly comprises; entrance hall, lounge with feature fireplace, PVCu conservatory, fitted dining kitchen, two double bedrooms and a fitted family shower room having a three piece suite. A special feature of the sale is the delightful gardens which can only be truly appreciated when viewed. Having a tarmac driveway which provides ample off road parking leading to the double garage having electric roller shutter door power and light. To the front an established garden with lawn and well stocked mature borders and side garden laid mainly to lawn. Having gated side access to the rear garden which enjoys a most fine aspect having a patio area immediately to the rear giving way to a lawn with mature established and well stock borders with a timber garden shed. Viewing Essential. NO UPWARD CHAIN.



Entrance Hall

The property is entered via a PVCu door having glazed opaque inserts, central heating radiator, wood grain effect flooring, recessed ceiling lighting, walk in cupboard with access to the loft void.

Fitted Dining Kitchen

12'4" x 10'9" extending 14'5" max (3.76m x 3.30m extending 4.41m max)

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with wood effect roll top work surfaces over incorporating a ceramic one and a half sink drainer unit with chrome Swan neck mixer tap. Integrated double oven with gas four ring hob and extractor canopy over. Complimentary splash back tiling, space for a free standing fridge freezer, space and plumbing for an automatic washing machine, ceramic tile flooring, PVCu door with glazed insert to the side access and a PVCu double glazed window over looking the front garden. Central heating radiator , coving to the ceiling and recessed ceiling lighting.

Lounge

14'6" extending 15'8" x 11'10" (4.44m extending 4.79m x 3.63m)

Having a PVCu double glazed window to the rear garden aspect, central heating radiator, coving to the ceiling and light. The focal point of the room is a gas living flame fire set on a raised polished tile hearth and stone surround. Television Point.

Conservatory

11'11" max x 11'9" (3.64m max x 3.60m)

Being of PVCu sealed unit construction on a brick base with polycarbonate roof system. PVCu French doors to the rear garden aspect, ceiling light and ceramic tiled flooring.

Bedroom One

11'11" x 11'11" (3.64m x 3.65m)

Having single glazed metal window to the conservatory aspect, central heating radiator, coving to the ceiling and recessed ceiling lighting.

Bedroom Two

11'4" x 11'10" (3.47m x 3.63m)

Having a PVCu double glazed window to the front elevation, central heating radiator, coving to the ceiling and recessed ceiling lighting. Useful walk in storage cupboard.

Family Shower Room

Having a modern three piece suite comprising of a fitted vanity hand wash basin with built in cabinets and a concealed cistern WC. Fitted wall unit, recessed ceiling lighting, vinyl tile effect flooring, chrome ladder style heated towel rail and a PVCu double glazed opaque window to the side elevation. Shower enclosure having fitted seat and thermostatically controlled shower and complimentary wall tiling. Storage cupboards having louvered doors providing generous storage and housing the BAXI gas combination boiler which services the domestic hot water and central heating system.

Outside

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Garage

Having a single access double garage with electric roller shutter door, power and light.

Area

The historic village of Holbrook boasts two village inns, reputable primary school, church and shop. Also the location is convenient for other villages including little Eaton one and a half miles distant and Duffield two miles away, both providing a wide range of amenities and recreational facilities including bowling, squash, tennis, football and golf. The city of Derby lies approximately five miles to the south and the thriving market town of Belper is approximately three miles to the north, both offering a comprehensive range of amenities.

Local recreational facilities nearby include three noted country clubs and golf courses at Breadsall, Horsley and Morley Hayes. For those who enjoy leisure pursuits the property is situated on the doorstep of beautiful Derbyshire countryside which provides some delightful scenery and country walks.

Directional Note

From the Belper office of Home2sell proceed along Queen Street to the Fleet then left on to onto Gibfield Lane which in turn becomes Holbrook Road and then becomes Holbrook Road. At the roundabout turn right along Belper road heading into the village of Holbrook and then eventually turning left onto Pond Road where the property is situated on the right hand side and can be identified by our distinctive Home2sell For Sale Board.



Road Map



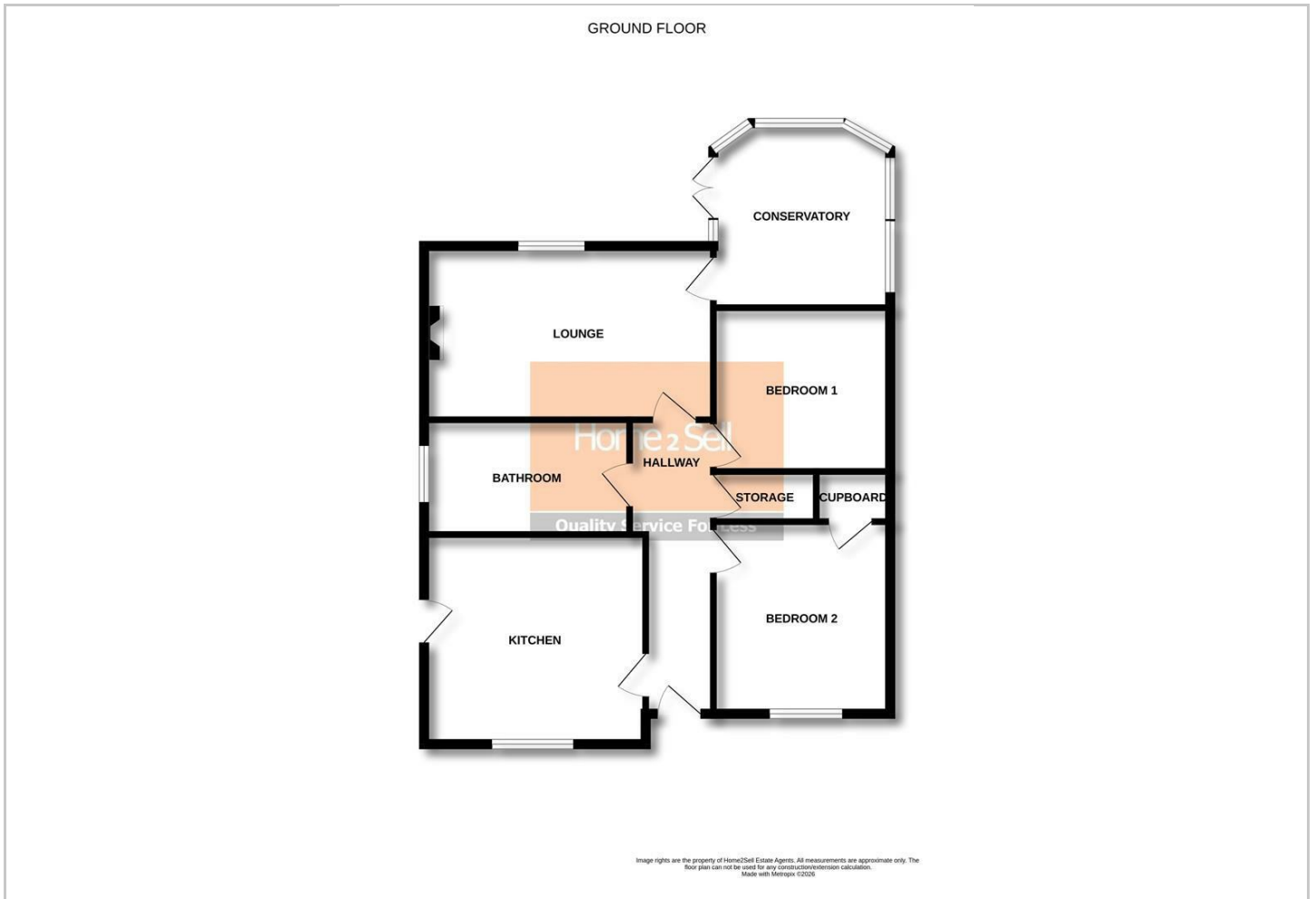
Hybrid Map



Terrain Map



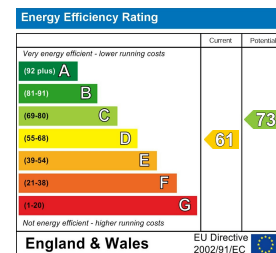
Floor Plan



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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