Boxall Brown & Jones

Chartered Surveyors
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Residential Lettings
Property Management



10 Ruffstone Close, Holbrook, Belper, DE56 0UF

£329,500

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Enjoying a delightful cul-de-sac position within this elevated beautiful Derbyshire village is this smartly presented two double bedroom detached bungalow with beautiful rear gardens, spacious drive and garage. Offered with no onward chain.







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The neutrally decorated interior provides spacious gas centrally heated and UPVC double glazed accommodation which briefly comprises, entrance hallway providing access to all rooms, spacious living room, a modern fitted kitchen with integrated appliances, two genuine double bedrooms and bathroom with shower over bath.

Externally, there is a pleasant front garden with lawn and shrubs, a drive which continues to the side and rear through gates providing ample off road parking and continuing to a detached garage. The beautiful, westerly facing rear garden has a large paved patio and hard standing area behind gates suitable for secure additional parking or storage, a raised lawn with attractive planted borders also leads to more seating areas, garden shed and greenhouse

The sought after village of Holbrook offers typical village amenities having a strong community spirit with ease of access into Belper, Duffield and Derby.

A superb bungalow, position and location worthy of a full detailed viewing.

ACCOMMODATION

ENTRANCE HALLWAY
Entering the property through a UPVC double glazed front door into a formal hallway which provides access to all rooms, radiator.

LIVING ROOM
13'8 x 12'8 (4.17m x 3.86m)
A spacious and naturally light reception room with a main front and additional side UPVC double glazed windows, modern electric fire, ample space for comfortable lounging and dining furniture, media connections, radiator.

KITCHEN
11'4 x 10'5 (3.45m x 3.18m)
Very well appointed with a range of fitted wall and base units having matching cupboard and drawer fronts, laminate work surfaces, tiled walls, stainless steel sink and drainer, integrated appliances include an electric oven and hob with extractor fan over, washing machine, dishwasher and fridge freezer, wood-effect laminate flooring, two large UPVC double glazed windows allow for plenty of natural light, rear door, radiator.

BEDROOM ONE
10'9 x 10'9 (3.28m x 3.28m)
A spacious double bedroom with ample space for all furniture, front facing UPVC double glazed window, radiator.

BEDROOM TWO
10'9 x 10'5 (3.28m x 3.18m)
A second spacious double bedroom also with ample space for all furniture, a rear facing UPVC double glazed window provides a pleasant aspect over the garden, radiator.

BATHROOM

6'9 x 6'3 (2.06m x 1.91m)

Smartly appointed and neutrally tiled with a three piece white suite comprising a panelled bath with electric shower and screen, wash basin and WC, UPVC double glazed window, chrome towel radiator.

PLEASE NOTE

Garden photos showing spring flowers have been provided by the vendor.









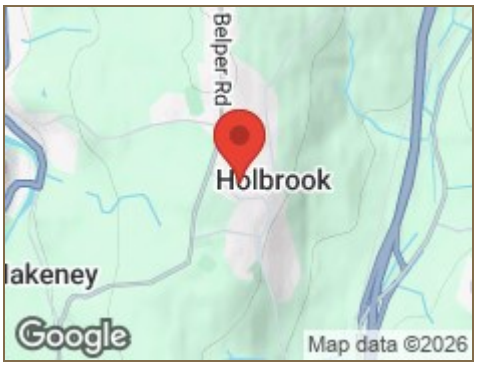
Road Map



Hybrid Map



Terrain Map



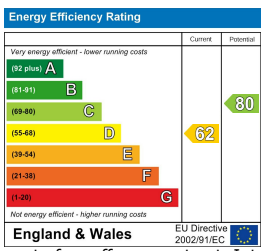
Floor Plan

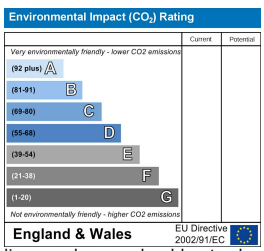


Viewing

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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