



1 Moorpool Crescent, Holbrook, Belper, Derbyshire, DE56 0TY

£279,950



Offered with vacant possession/ no chain. A traditional three bedroom semi detached family home, situated in a quiet cul de sac within the sought after village of Holbrook. Having a generous rear garden and off road parking. Viewing is essential.



1 Moorpool Crescent, Holbrook, Belper, Derbyshire, DE56 0TY

£279,950



The welcoming accommodation is in need of some updating and has many original and period features ie panelled doors and fire place. Comprising an entrance hallway, spacious lounge with pantry, fitted dining kitchen, entrance lobby and a ground floor bathroom. To the first floor there are three good sized bedrooms.

Benefitting from gas central heating and UPVC double glazed windows and composite doors.

To the front of the property there is a driveway providing off road parking and a fore garden. A path to the side leads to the generous rear garden, which is laid to lawn.

Holbrook is a popular village with a strong sense of community. There are popular real ale pubs, village shop, excellent primary school and cafe/ restaurant at its heart. There are many local countryside walks and 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 and Derbyshire Dales.

ACCOMMODATION

A composite UPVC entrance door allows access.

ENTRANCE HALLWAY

Having a range of coat hanging, radiator and stairs climb to the first floor.

LOUNGE

13'11 x 13'6 max measurements (4.24m x 4.11m max measurements)

A generous room with an original in-built crockery cupboard with shelving, coving, radiator, a marble fire surround with matching insert and hearth housing a living flame gas fire, radiator, TV aerial point, UPVC double glazed window to the front and pantry.

PANTRY

Having light, power, original cold shelf, UPVC double glazed window and the electrical installation.

DINING KITCHEN

11'10 x 8'11 (3.61m x 2.72m)

Fitted with a range of base cupboards, drawers and eye level units with rolled top work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. There is a gas cooker point, plumbing for an automatic washing machine and space for a fridge freezer, radiator, UPVC double glazed window to the rear overlooking the garden and extractor fan. The wall mounted Logic combi boiler serves the domestic hot water and central heating system.

LOBBY

There is vinyl flooring, a range of coat hanging and a composite UPVC entrance door opens to the side.

FAMILY BATHROOM

Appointed with a panelled bath with an electric shower, pedestal wash hand basin and a low flush WC, full tiling, UPVC double glazed window, radiator and vinyl flooring.

TO THE FIRST FLOOR LANDING

There is access to the roof void and a UPVC double glazed window to the side elevation.

BEDROOM ONE

17'4 x 10'1 max measurements (5.28m x 3.07m max measurements)

Having an original cast iron fire place, UPVC double glazed window to the front, radiator and telephone point.

BEDROOM TWO

12'5 x 9' (3.78m x 2.74m)

A UPVC double glazed window to the rear elevation enjoys views over the garden and Holbrook, radiator, exposed floor boards and a built-in linen cupboard with shelving.

BEDROOM THREE

8'11 x 7'11 (2.72m x 2.41m)

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

OUTSIDE

To the front of the property is a fore garden with a gravel driveway providing ample off road parking, steps lead to the front door, outside light and a path to the side leads to the rear.

GARDEN

The generous rear garden is mainly laid to lawn with a paved seating, outside tap, light and a dry stone boundary wall.



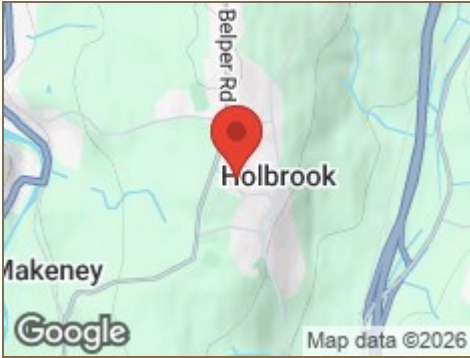
Road Map



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk