Home 2 Sell

Quality Service For Less

52A Shaw Lane

Holbrook, Belper, DE56 0TG

Offers In The Region Of £350,000

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Enjoying an excellent elevated position with views over the Chevin and surrounding area is this three bedroomed detached family home which represents an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and superbly presented family home. The property is situated in the much sought after village of Holbrook Derbyshire in a well established location with delightful gardens, driveway providing ample off road parking and a garage. Internally the property has been sympathetically extended and gas centrally heated and PVCu double glazed accommodation which briefly comprises; Entrance Hall, Lounge with feature fire place, Sitting/Dining Room and Fitted Kitchen. To the first floor landing a magnificent master bedroom with built in fitted wardrobes enjoying the fine aspect and views, two further well proportioned bedrooms and a family bathroom having a four piece suite. Outside to the front a driveway and established garden. A special feature of the sale is the delightful level rear garden which enjoys a most pleasant aspect with patio immediately to the rear giving way to a lawn with established borders. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.

Entrance Hall

The property is entered via a PVCu door having glazed inserts and PVCu opaque side panels, central heating radiator and ceiling light. Useful under stairs storage cupboard with PVCu double glazed opaque window to the side elevation and ceiling light. Telephone jack point and stairs off to the first floor landing.

Lounge

11'1" reducing 10'11" x 12'5" (3.39m reducing 3.35m x 3.79m)

Having a walk in bay PVcu double glazed window to the front elevation, central heating radiator, wall lights, coving to the ceiling, ceiling rose and a television point. The focal point of the room is a gas coal effect living flame fire set on a raised polished marble hearth with matching back drop and wooden surround.

Dining Room/ Sitting Room

10'11" reducing 9'7" x 18'4" (3.33m reducing 2.93m x 5.59m)

This extended room has a PVCu double glazed window to the rear garden aspect, coving to the ceiling, ceiling rose and light, two central heating radiators, PVCu double glazed window to the side elevation and wall light. Having a feature fireplace wit tile hearth, exposed brick surround and wooden mantle.

Fitted Kitchen

9'3" x 7'4" (2.82m x 2.24m)

Having a fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a one and a half sink drainer unit with brass mixer tap, integrated electric double oven and grill, four ring gas hob with extractor over, integrated fridge freezer, space and plumbing for an automatic washing machine. Ceramic tiled flooring, PVCu double glazed window to the side elevation, complimentary wall tiling, space for microwave oven, ceiling light and PVCu door with glazed opaque inserts to the rear elevation.

To the First Floor Landing

Having telephone jack point, PVCu double glazed window to the side elevation and access to the loft void.

Master Bedroom

12'10" x 9'0" (3.93m x 2.76m)

Having a PVCu double glazed window to the front elevation enjoying a most fine aspect and views over the Chevin and surrounding rolling Derbyshire countryside, central heating radiator, fitted wardrobes, coving to the ceiling and light.

Bedroom Two

10'10" x 11'2" (3.32m x 3.41m)

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light.

Bedroom Three

7'4" reducing 4'4" x 8'3" reducing 5'11" (2.24m reducing 1.34m x 2.54m reducing 1.81m)

Having a PVCu double glazed window to the front elevation enjoying the fine aspect and views, central heating radiator and ceiling light.

Family Bathroom

Having a four piece suite comprising of a close couple WC, vanity hand wash basin with fitted cabinet, bath with panelled side and a tiled shower

enclosure with electric Triton shower, PVCu double glazed opaque window, central heating radiator, complimentary wall tiling and ceiling light.

Outside

Outside to the front a driveway and established garden. A special feature of the sale is the delightful level rear garden which enjoys a most pleasant aspect with patio immediately to the rear giving way to a lawn with established borders. Outbuilding providing useful storage, timber garden shed and outside tap.

Garage

Having power and light.

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.

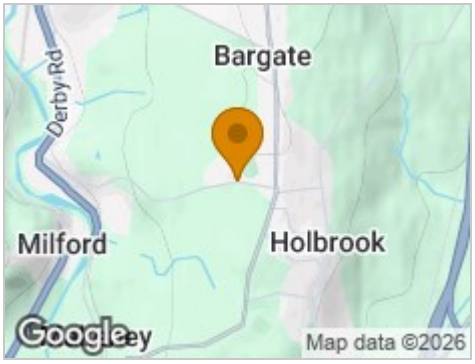
Direxctional Note

Proceed out of Belper on to Holbrook Road and eventually Bargate Road. At the end of Bargate Road take a right hand turn onto Belper Road and continue for sometime through the village of Bargate and into the village of Holbrook. Pass a garage on the right hand side and take a right hand turn onto Shaw Lane. Continue down the hill where number 52A can be found on the right hand side.

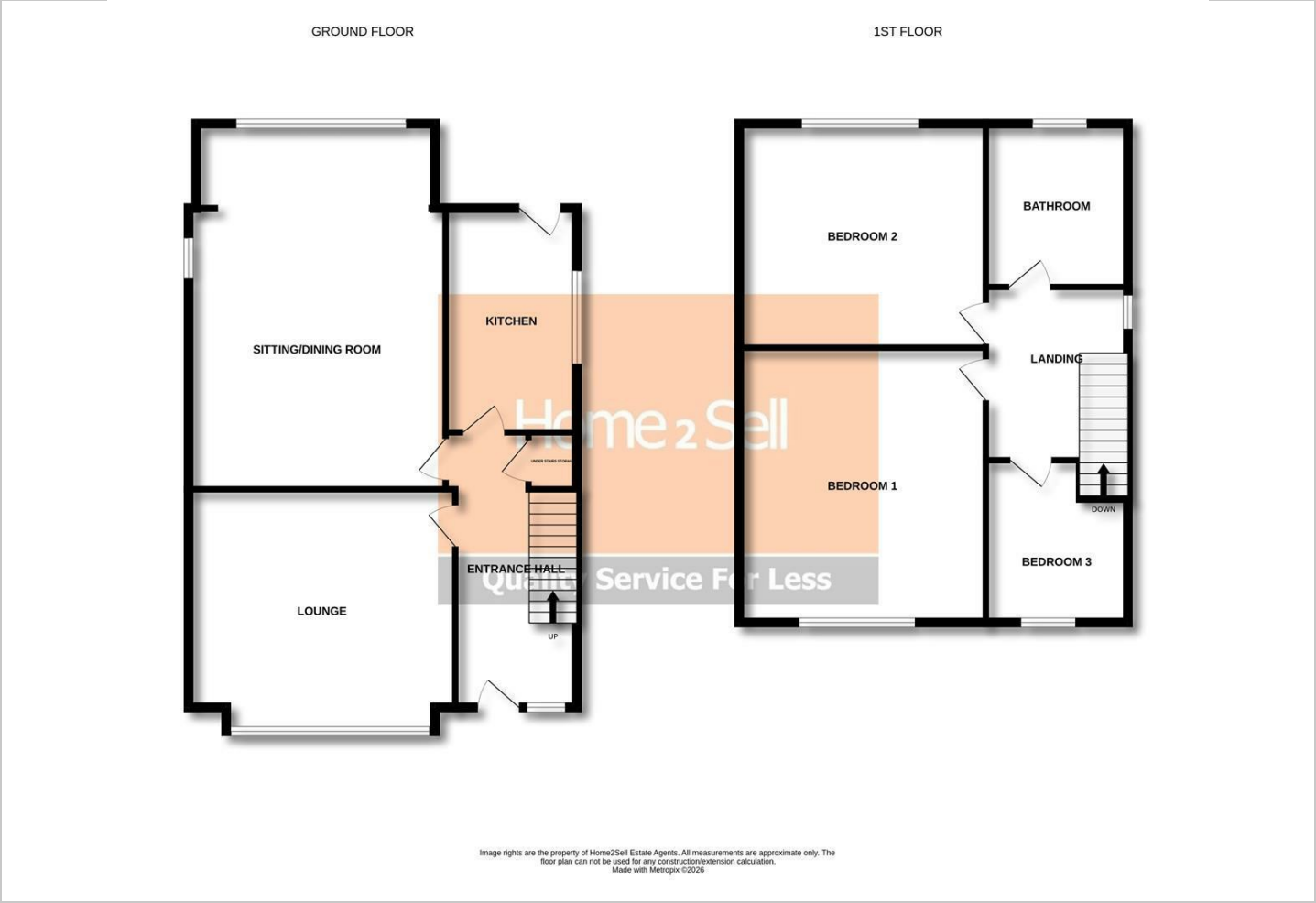
Road Map

Hybrid Map

Terrain Map



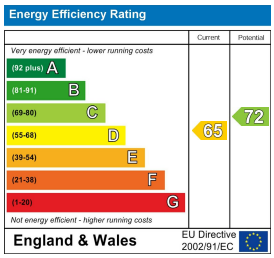
Floor Plan



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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