

Home 2 Sell

Quality Service For Less



## 8 Horsley Crescent

Holbrook, Belper, DE56 0UB

Offers Over £280,000



Situated within the historical village of Holbrook Derbyshire is this attractive and sympathetically extended residence. This property represents an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and superbly presented three bedroomed family home. Having ample off road parking and an enclosed rear garden offering a good degree of privacy. The property has the benefit of sealed unit PVCu double glazing and gas central heating. The accommodation comprising in brief of; Entrance Hall, Lounge, Extended Kitchen/Dining/Family Room to the rear of the property, Shower Room/WC and Utility Room. To the first floor landing three well proportioned bedrooms and a Luxury Family Bathroom. Outside to the front to the front a tarmac driveway provides ample off road parking leading to the tandem garage. To the rear a delightful enclosed rear garden being laid mainly to lawn having a separately purpose built office with Cat 6 cabling. Viewing Essential.



### Entrance Hall

The property is entered via a PVCu door with glazed insert, wood grain effect flooring, central heating radiator and stairs leading to the first floor landing.

### Lounge

5.18m x 3.38m

This room enjoys an abundance of natural light with two PVCu double glazed windows to front elevation and one to the side, central heating radiator, inset feature fireplace, under-stairs storage cupboard, television point, coving to the ceiling and light.

### Kitchen Dining Room

5.70m x 5.33m

This most impressive room must be viewed to be fully appreciated having matching range of wall units, drawers and cupboards with centre island having work surface over incorporating a one and a half sink drainer unit with a Swan neck mixer tap, gas hob, integrated microwave, integrated eye level double oven, space and plumbing for dishwasher and space for fridge/freezer. Complimentary tile effect wall covering, laminate wood grain effect flooring, recessed ceiling lights, column and central heating radiators, two wall lighting points, Velux style windows, PVCu double glazed window to rear and PVCu double glazed French doors leading to the rear garden aspect.

### Utility Room

2.66m x 1.44m

Having a column radiator, wood grain effect tiled flooring, space and plumbing for washing machine, space for tumble dryer and a PVCu double glazed side access door. Ceiling light.

### Shower Room

2.45m x 0.79m

Having a three piece suite comprising of a shower cubicle with thermostatically controlled shower having rain head and hand held attachment, close couple WC with wash hand basin over, aqua boarding wall, wood grain effect flooring, heated towel rail, extractor fan and PVCu double glazed obscured window to side.

### To the first floor landing

Having access to the loft void. Ceiling light,

### Bedroom One

3.65m x 3.09m

Having two PVCu double glazed windows to the front elevation, central heating radiator, coving to the ceiling and light. With a range of fitted units with hanging space with curtain drawing fronts. Exposed polished floor boards.

### Bedroom Two

4.05m x 2.82m

Having two PVCu double glazed windows to the rear elevation, central heating radiator, coving to the ceiling and light.

### Bedroom Three

2.37m x 2.13m

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

### Luxury Family Bathroom

Having a three piece suite comprising of a close couple concealed cistern WC with built in vanity hand wash basin and a panelled sided double ended

bath having a thermostatically controlled shower with additional hand held attachment. Complimentary Aqua boarding, extractor fan, recessed ceiling lighting, heated towel rail and PVCu double glazed obscured window.

### Outside

The property is approached by a tarmac driveway providing off road parking and granting access to the detached tandem garage.

To the rear of the property is an enclosed rear garden being mainly laid mainly to lawn with paved area and established borders.

Included with the sale is a bespoke purpose built Office ( 2.69m x 2.68m) having power and light, double glazed door and window and internet Cat 6 cabling.

### Garage

8'1" x 27'9" max (2.47m x 8.46m max)

Having up and over door, double glazed window to side and personnel door to side.

### Area

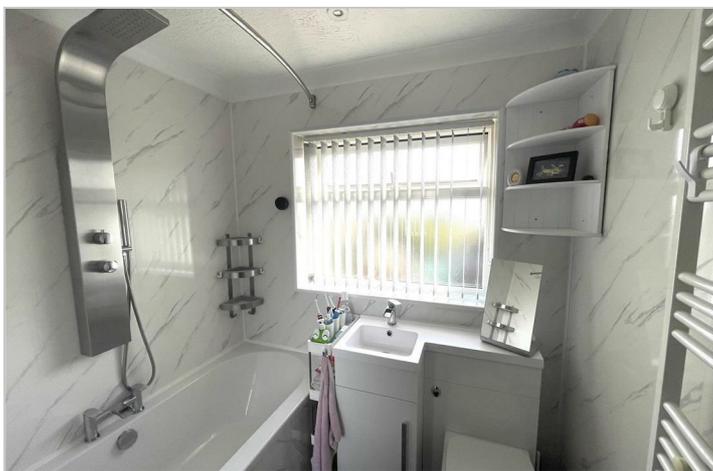
The historic village of Holbrook boasts two village

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 six 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 our Belper Home2sell office proceed towards the Morrisons roundabout turning left onto the A6. Turn left onto Gibfield Road and continue along here onto Holbrook Road, then Bargate Road. At the mini roundabout turn right onto Belper Road and follow the signs for Holbrook. Turn left onto Moorfield Road, then next left onto Horsley Crescent where the property can be found clearly identified by our distinctive Home2sell for sale board.



## Road Map



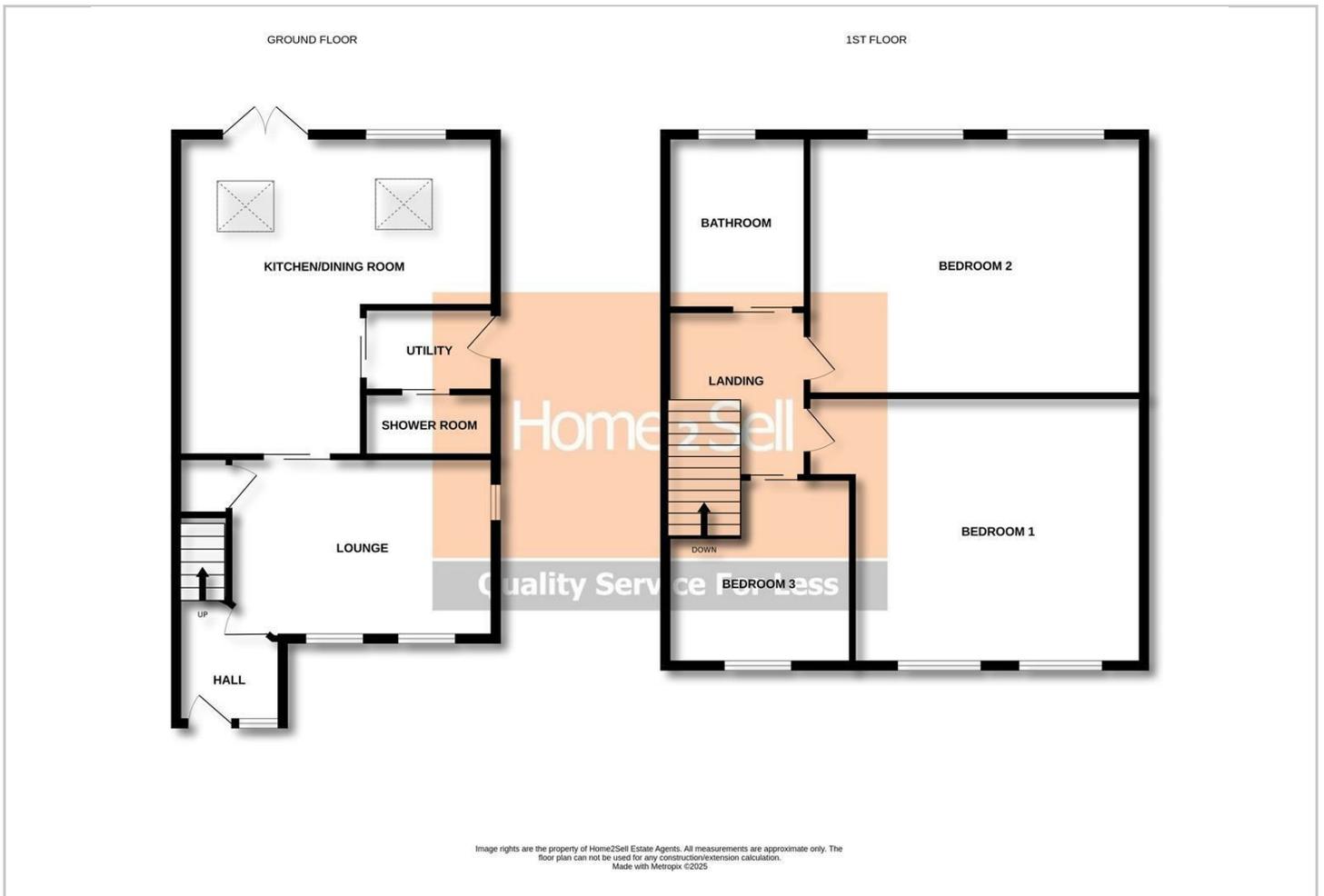
## Hybrid Map



## Terrain Map



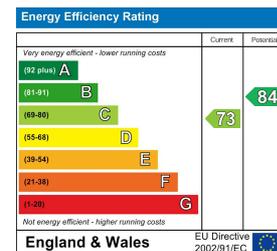
## Floor Plan



## 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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.