Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

27 Moorfield Road, Holbrook, Belper, DE56 0UA

£450,000

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Offered with vacant possession/ no chain. A generously proportioned and well maintained four bedroom family home has open plan living, ample car parking, garage and generous rear gardens. Situated in the sought after village of Holbrook, close to local amenities and open countryside. Viewing is strongly recommended.

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The traditional family home occupies a generous plot, offering potential to extend to the side and rear. The welcoming accommodation comprises an entrance porch, reception hallway, lounge with feature fire place and sliding doors opening into the dining room. The generous fitted dining kitchen has a pantry and to the first floor there are four good sized bedrooms and a family bathroom.

Benefitting from UPVC double glazed windows and doors and gas central heating fired by a combi boiler.

To the front of the property is a lawned garden. A double driveway provides ample off road parking and leads to the garage and car port. The generous rear garden enjoys a westerly aspect, being laid to lawn with mature trees, shrubs and flowering plants to the borders, a sunny patio area is perfect for alfresco dining and entertaining.

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 UPVC entrance door opens into :

ENTRANCE PORCH

Constructed of UPVC with window and quarry tiled flooring. A glazed door opens :

RECEPTION HALLWAY

There is a radiator, telephone point, useful understairs cupboard and stairs climb to the first floor.

GUEST WC

Appointed with a low flush WC, vanity wash hand basin with splash back tiling, vinyl flooring, radiator and a UPVC double glazed window to the front.

LOUNGE

13'11 x 12' (4.24m x 3.66m)

A naturally light and spacious room with a UPVC double glazed window to the front, coving, wall lighting, radiator, TV aerial point and a feature fireplace housing an electric fire. Sliding doors open into :

DINING ROOM

12'1 x 11'2 (3.68m x 3.40m)

Having a radiator, coving, TV aerial point and a UPVC double glazed window overlooks the garden with a glazed door allowing access.

KITCHEN

12'10 x 10'4 (3.91m x 3.15m)

Fitted with a range of beech effect shaker style base cupboards, drawers and eye level units with marble effect work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric double oven and grill, gas hob, extractor hood, washing machine, fridge freezer and plumbing for a dishwasher. There is vinyl flooring, a UPVC double glazed window overlooking the garden, radiator and an entrance door to the side. A built-in pantry has shelving, light and window.

BOILER ROOM

Having a light, power, storage space and the wall mounted Ideal combi boiler (serving the domestic hot water and central heating system).

TO THE FIRST FLOOR

LANDING
There is a UPVC double glazed picture window to the front elevation, built-in airing cupboard and a range of in-built shelving.

BEDROOM ONE
12'2 x 11'11 + wardrobes recess (3.71m x 3.63m + wardrobes recess)
Fitted with a range of built-in wardrobes providing hanging and shelving, radiator and a UPVC double glazed window to the front elevation.

BEDROOM TWO
11'1 x 10'3 (3.38m x 3.12m)
Having a UPVC double glazed window to the rear elevation and a radiator.

BEDROOM THREE
10'3 x 8'3 (3.12m x 2.51m)
There is a built-in wardrobe with shelving, radiator, UPVC double glazed window to the rear elevation and a range of shelving.

BEDROOM FOUR
10'4 x 7'2 (3.15m x 2.18m)
There is a radiator and a UPVC double glazed window to the rear elevation.

FAMILY BATHROOM
8'3 x 5'3 (2.51m x 1.60m)
Appointed with a three piece suite comprising a panelled bath with a thermostatic shower over, vanity wash hand basin and a low flush WC, complementary full tiling, vinyl flooring, heated towel radiator and a UPVC double glazed window to the front elevation.

OUTSIDE
To the front of the property is a lawned fore garden with established shrubs and hedging to the boundary. A double driveway provides ample off road parking, extending to the car port and providing access to the garage.

GARAGE
17'6 x 8' (5.33m x 2.44m)
There is an up and over door, light and power.

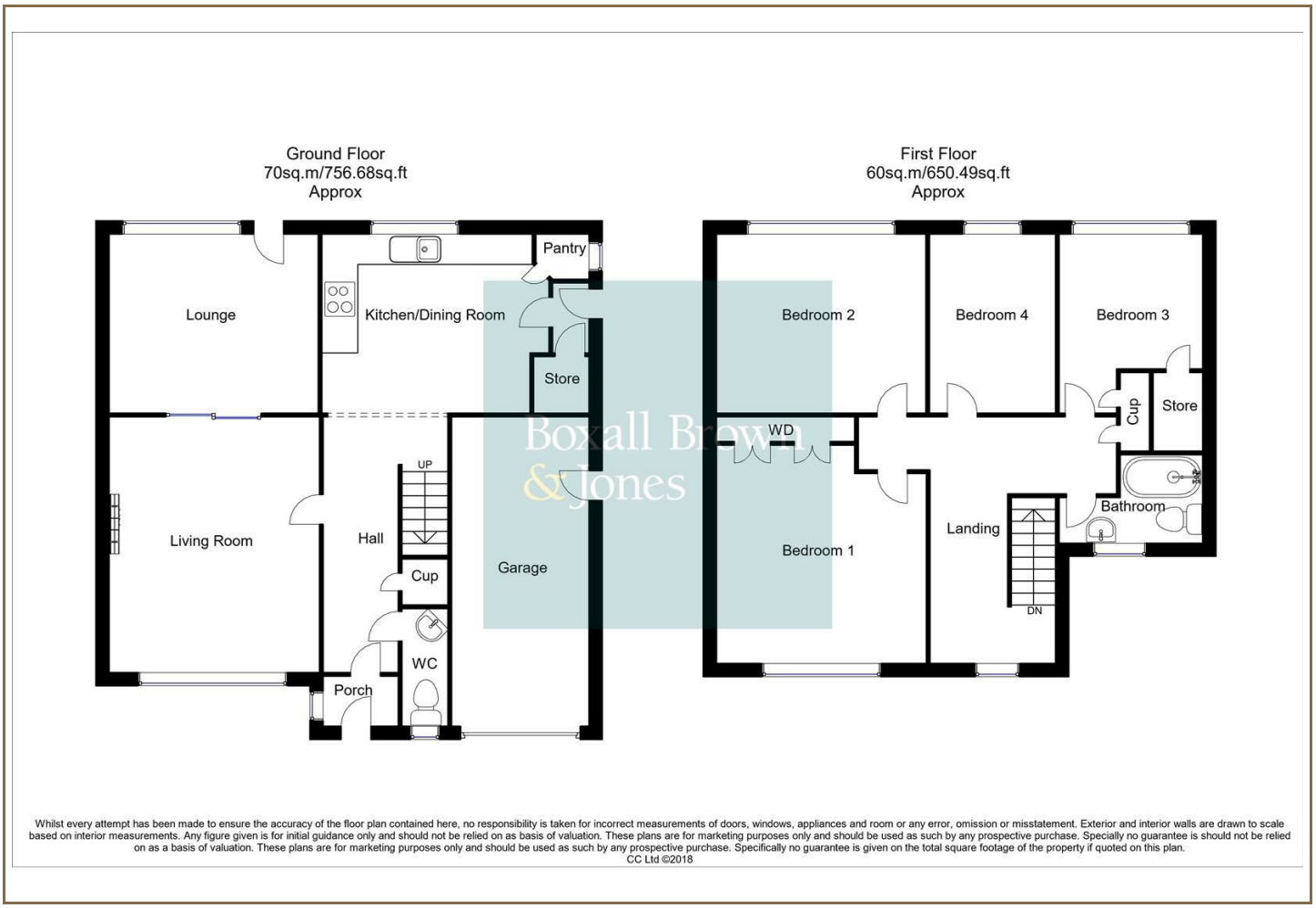
GARDEN
The generous rear garden is laid to lawn with established trees, shrubs and hedging, wooden garden shed with light and power and a sunny paved patio area, ideal for entertaining.

Road Map

Hybrid Map

Terrain Map

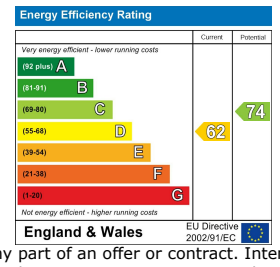
Floor Plan

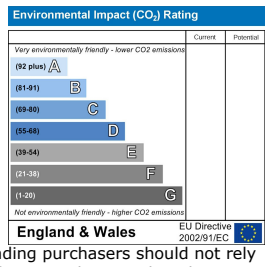


Viewing

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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