

Home 2 Sell

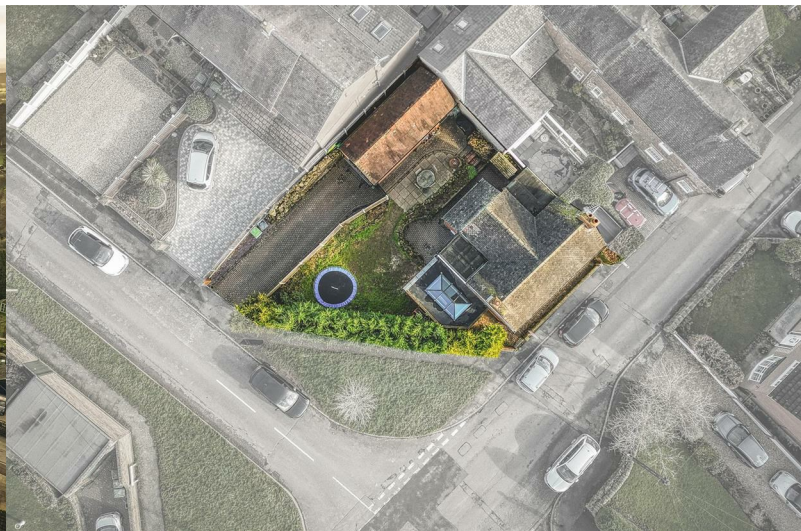
Quality Service For Less



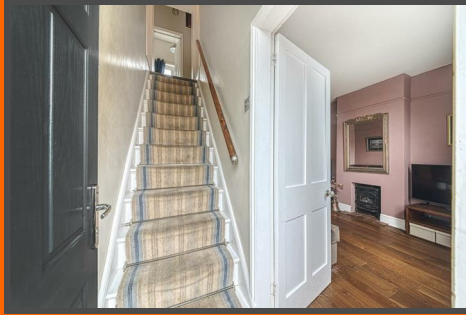
## 12 Mellors Lane

Holbrook, DE56 0SY

Offers Over £450,000



Situated within the historical village of Holbrook Derbyshire is this attractive Edwardian sympathetically extended character 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, garage, home office and an established enclosed rear garden. The property has the benefit of double glazing and gas central heating with accommodation comprising in brief of entrance hall, living room with feature fireplace, sitting room with log burning stove, beautiful fitted dining kitchen and formal dining room with orangery roof, utility room and a guest cloakroom wc. To the first floor landing the principle bedroom having built in storage with hanging space, two further well proportioned bedrooms and a family bathroom having a four piece suite. Viewing highly recommended..



### Entrance Hall

The property is entered via a composite door with glazed skylight over, oak flooring, ceiling light and stairs off to the first floor landing.

### Living Room

10'2" reducing 9'4" x 11'10" (3.12m reducing 2.86m x 3.62m )

Having a double glazed window to the front elevation, oak flooring, picture rail , central heating radiator, feature fireplace with quarry tile hearth and ceiling light. Television point.

### Sitting Room

8'11" x 11'10" (2.74m x 3.61m )

This wonderful open plan room has an inset log burning stove set on a raised slate hearth with wooden mantle, double glazed wooden window to the front elevation, central heating radiator, oak flooring, twin fitted bespoke cupboards and shelving.

### Dining Kitchen

17'4" x 12'3" reducing 7'7" (5.29m x 3.75m reducing 2.32m )

Having a fitted kitchen comprising of a range of base, wall and matching drawer units with wood block worksurfaces over incorporating a stainless steel one and a half sink unit with chrome swan neck mixer tap. Complementary splash back tiling, recessed ceiling lighting, ceiling light, two double glazed windows to the rear elevation, fitted stainless steel electric fan assisted oven with gas hob and extractor canopy over, space and plumbing for a dishwasher, space for a free standing fridge freezer, column radiator, French doors to the rear garden aspect, reclaimed antique stripped pine polished flooring and open plan to the formal dining room.

### Formal Dining Room

14'3" max x 9'6" max (4.35m max x 2.92m max )

This versatile room has a wonderful orangery lantern roof, recessed ceiling lighting, ceramic tile flooring, central heating radiator, double glazed windows to the front and rear elevations.

### Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and a wall mounted hand wash basin, stripped pine flooring and ceiling light.

### Utility Room

7'8" x 5'9" (2.36m x 1.76m )

Having a fitted base unit with wood block work surface incorporating a stainless steel sink drainer unit with chrome swan neck mixer tap and complementary splash back tiling, cupboard housing the Worcester gas combination boiler which services the domestic hot water and central heating system. With a stable door to the rear garden aspect, stripped pine flooring, and recessed ceiling lighting.

### To the first floor landing

Having two ceiling lights and doors off to bedrooms and family bathroom.

### Bedroom One

11'11" x 9'6" extending 10'3" (3.64m x 2.90m extending 3.14m )

Having a double glazed window to the front elevation, central heating radiator and ceiling light. Walk in storage with hanging space and window.

### Bedroom Two

9'6" extending 10'5" x 11'11" (2.92m extending 3.18m x 3.65m )

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

### Bedroom Three

17'5" reducing 9'2" x 7'6" reducing 5'1" (5.33m reducing 2.80m x 2.31m reducing 1.57m )

Having two double glazed windows to the rear elevation, two central heating radiators and two ceiling lights.

### Family Bathroom

Having a four piece suite comprising of a bath with tiled side, concealed cistern WC , wall mounted hand wash basin and a tiled shower enclosure having a thermostatically controlled shower. Chrome ladder style heated towel rail, opaque double glazed window, complementary floor and part wall tiling.

### Outside

This beautiful home sits in a prominent village position having a block paved fore court with gated access.

To the rear a delightful enclosed garden which enjoys a most pleasant aspect having two tier patio areas and lawn.

### Garage/ Home Office

Having a Single Garage with Home Office having courtesy door and window.

### 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 five 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

Leave the Home2Sell office at the Market Place and proceed down the hill turning immediate left onto Queen Street. Continue and turn left at the T-junction. Proceed through Bargate to the roundabout and turn right onto Belper Road heading towards Holbrook. Take the fourth left turn into Mellors Lane and continue along past the recreation ground where 12 Mellors Lane is situated on the left hand side.



## Road Map



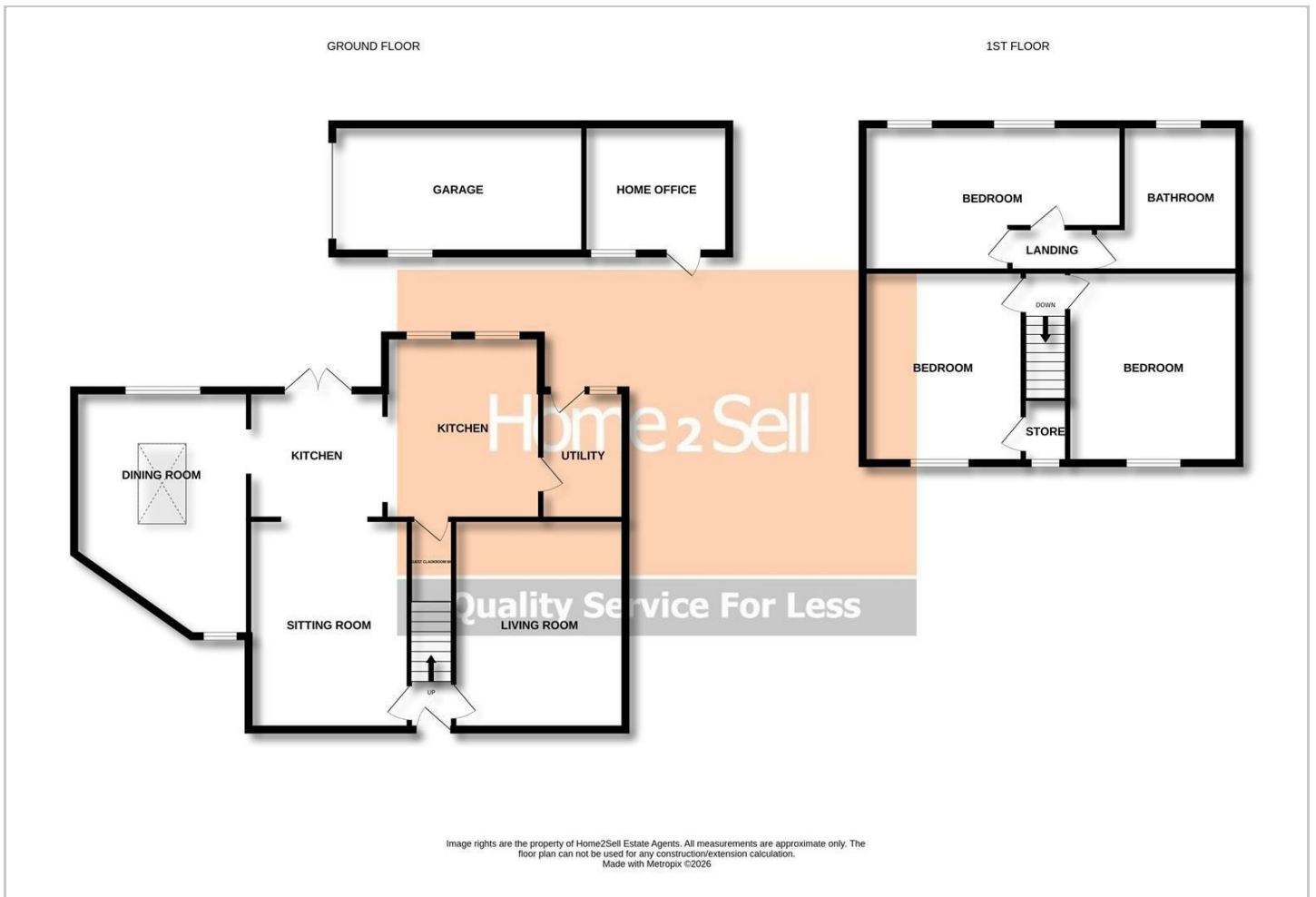
## Hybrid Map



## Terrain Map



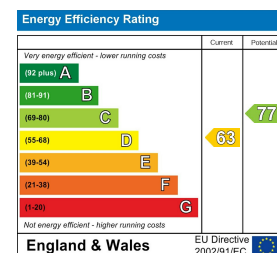
## Floor Plan



## 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



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.