Home 2 Sell

Quality Service For Less

33 Belper Road

Holbrook, Belper, DE56 0SX

Offers Around £276,995

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Home2sell are delighted to offer this sympathetically extended three bedroomed semi detached residence occupying this highly desirable Holbrook location representing an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and superbly presented family home. Supplemented by sealed unit PVCu double glazing and gas central heating. A recommended internal inspection will reveal Entrance Porch, Entrance Hall, Lounge with feature fireplace, dining room with feature fireplace, PVCu conservatory and a fitted kitchen, inner hall and WC. To the first floor landing, three good sized bedrooms and a modern family shower room having a three piece suite. Outside to the front a tarmacadam driveway provides ample off rood parking for two vehicles. A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having a sitting area immediately to the rear giving way to a manicured lawn having establish well stocked borders, two timber garden sheds and green house. An early viewing is highly recommended. NO CHAIN.

Entrance Porch

The property is entered via PVCu double doors having glazed inserts with tiled flooring and internal door with glazed insert to the hall.

Entrance Hall

Having central heating radiator and stairs off to the first floor landing.

Lounge

12'11" x 11'8" extending 12'11" (3.94m x 3.58m extending 3.95m)

Having a PVCu double glazed bow window to the front elevation, central heating radiator, coving to the ceiling ceiling rose and light. The focal point of the room is a gas coal effect living flame fire set on a marble aggregate hearth with matching back drop and wooden surround. Television Point.

Dining Room

12'7" reducing 10'0" x 10'6" (3.85m reducing 3.06m x 3.22m)

Having Aluminium sliding doors to the conservatory, central heating radiator and ceiling light, The focal point of the room is an inset multi fuel burner by Robeys of Belper having a raised hearth and exposed lintel.

Conservatory

15'0" x 7'11" (4.59m x 2.42m)

Being fitted by Trade windows this PVCu sealed unit conservatory has a polycarbonate roof system, box gutter and PVCu door with glazed insert to the rear garden aspect. Ceiling light, and fan, ceramic tiled flooring and a wall mounted electric heater.

Fitted Kitchen

13'9" x 7'7" (4.20m x 2.32m)

Being fitted by Holtams having a range of base wall and matching drawer units with work surfaces over incorporating a stainless steel one and a half sink drainer unit with chrome mixer tap. Integrated NEFF electric fan assisted double oven and four ring hob with stainless steel extractor canopy over. Space for a fridge freezer, PVCu double glazed window to the rear garden aspect, complimentary splash back tiling, quality Karndean flooring, recessed ceiling lighting and kick plate heater.

Inner Side Hall

Having a door to the side elevation.

Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and a wall mounted hand wash basin.

To the first floor landing

Having a PVCu double glazed window to the side elevation and ceiling light.

Bedroom One

12'11" x 9'0" reducing 7'5" (3.94m x 2.75m reducing 2.27m)

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light. Fitted wardrobes, dresser and cupboards.

Bedroom Two

9'9" extending 11'1" x 11'0" (2.99m extending 3.39m x 3.36m)

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light. Airing cupboard housing the Vaillant gas combination boiler which services the domestic hot water and central heating system.

Bedroom Three

6'11" x 6'2" (2.11m x 1.88m)

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light. Useful Storage cupboard having a louvered door.

Shower Room

Having a modern three piece suite comprising of a close couple WC, pedestal hand wash basin and a shower enclosure having a Mira electric shower. Recessed ceiling lighting, PVCu double glazed opaque window to the rear elevation, ceramic tiled flooring, electric under floor heating and wall mounted heater. Chrome ladder style heated towel rail.

Outside

Outside to the front a tarmacadam driveway provides ample off rood parking for two vehicles. A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having a sitting area immediately to the rear giving way to a manicured lawn having establish well stocked borders, two timber garden sheds and green house.

Area

33 Belper Road is situated within walking distance of the popular village of Holbrook and approximately a mile and a half from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

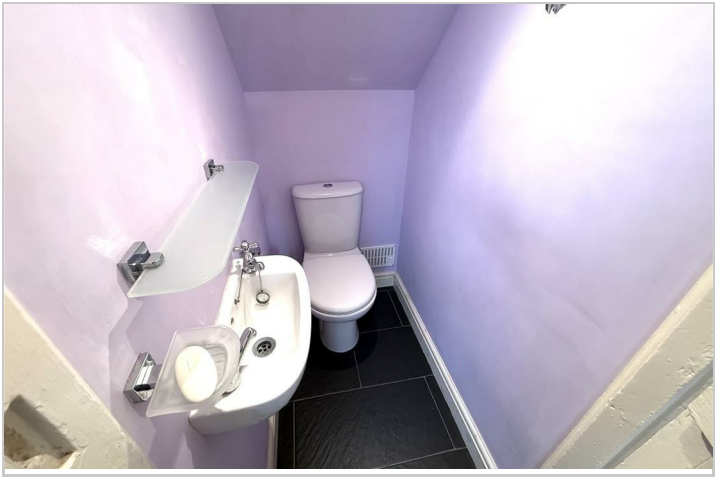
There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

Directional Note

From the Belper office of Home2sell proceed along Queen Street turn left onto Gibfield Lane which then becomes Holbrook road and then Bargate Road, at the mini roundabout turn right onto Belper Road where the property can the be found on the right hand side clearly denoted by our distinctive Home2sell For sale board.

Note

We are informed by the vendor that the roof was replaced 11 years ago.

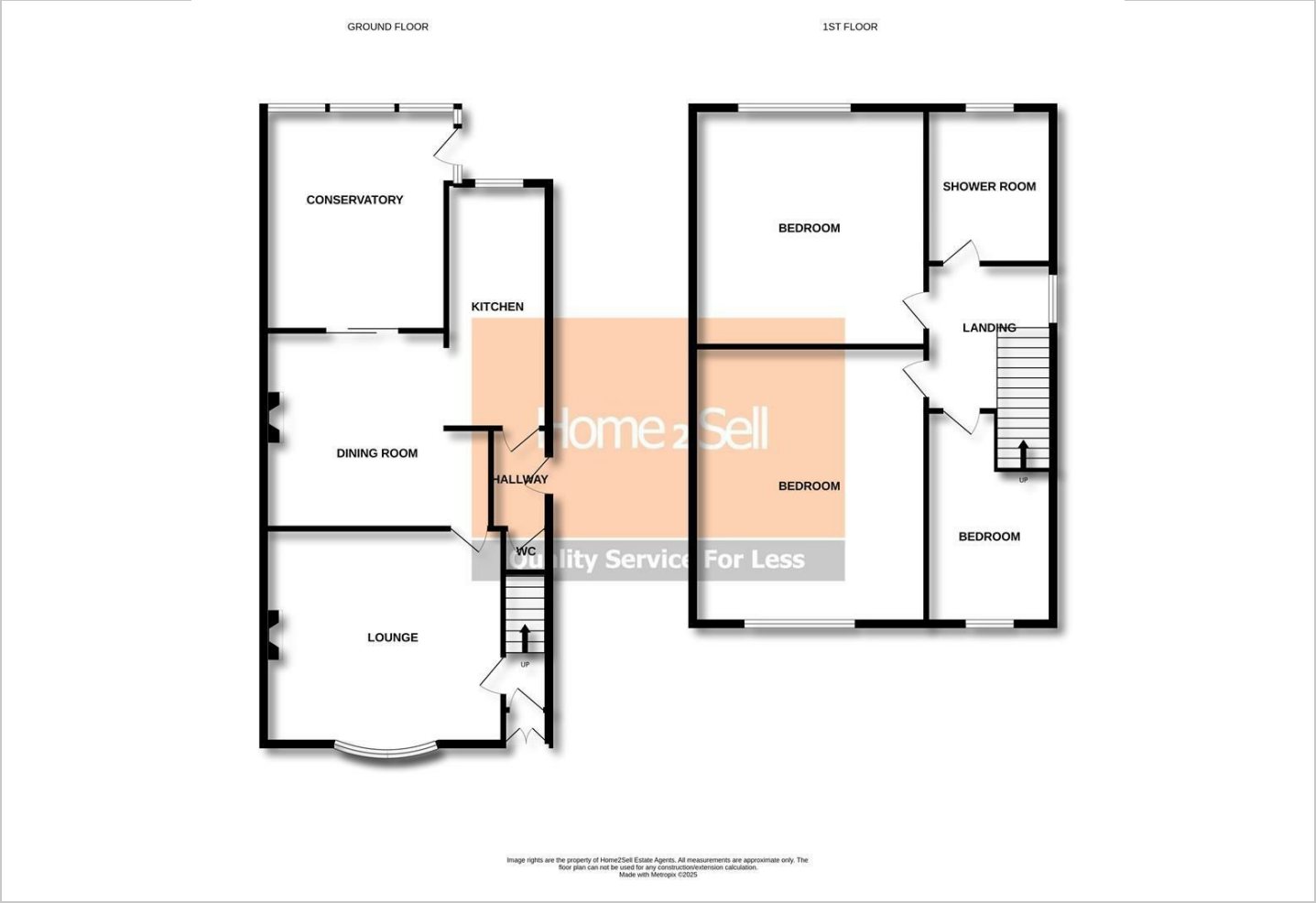


Road Map

Hybrid Map

Terrain Map

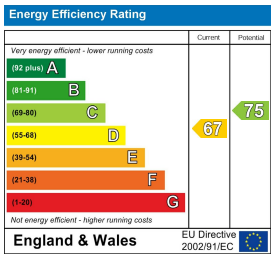
Floor Plan



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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