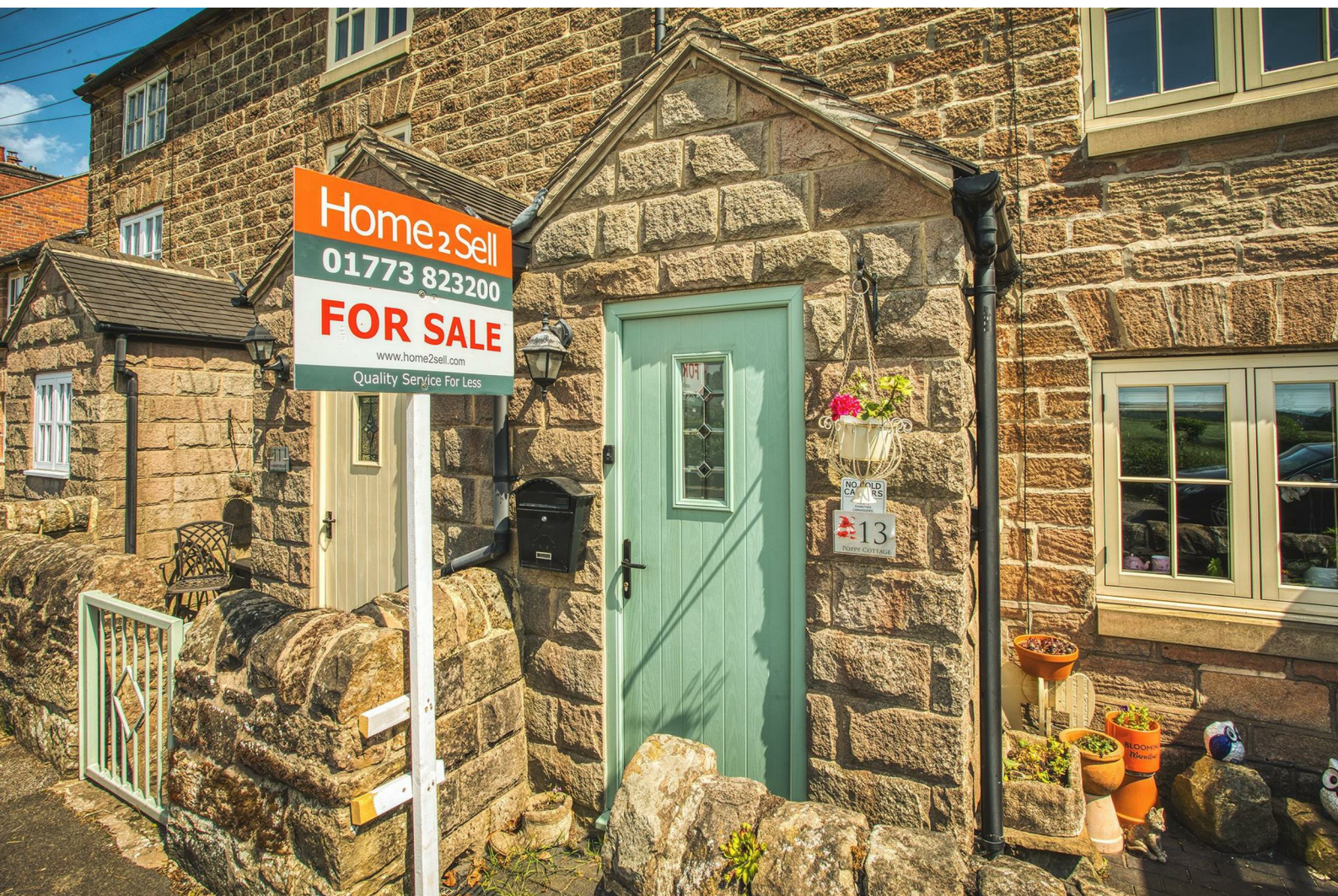


Home 2 Sell

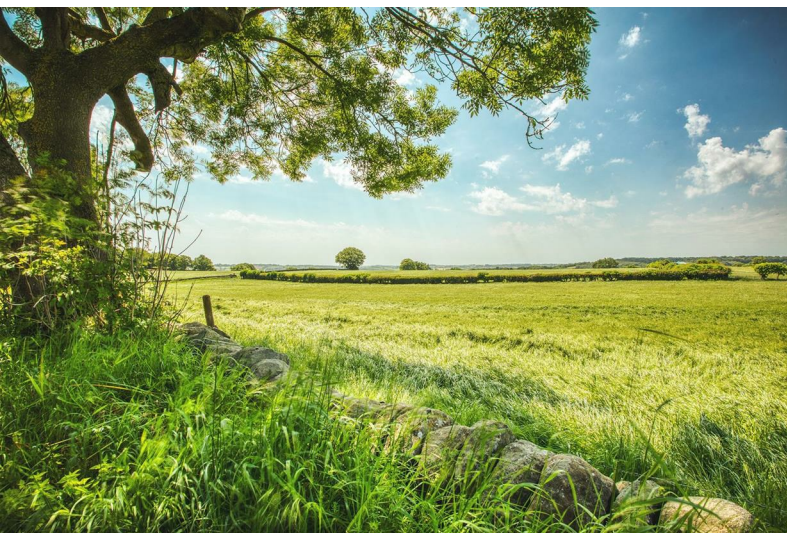
Quality Service For Less



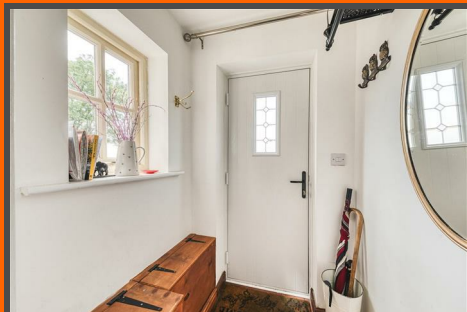
13 Makeney Road

Holbrook, Belper, DE56 0TZ

Offers Around £259,995



Home2sell are delighted to offer for sale 'Poppy Cottage' which enjoys a most enviable location in the much sought after village of Holbrook Derbyshire. The property is constructed of Derbyshire stone and brick beneath a roof of blue tile, with the main elevation relieved by multi paned double glazed windows. A recommended internal inspection will reveal gas fired centrally heated living accommodation and in brief comprises: Entrance Porch, lounge with feature multi fuel burning stove with revealed beamed ceilings, modern fitted kitchen with shaker style units and integrated appliances. To the first floor a landing leads to the principle double bedroom with delightful views over the Chevin and surrounding rolling Derbyshire countryside, modern family bathroom having a three piece white suite. On the second floor, a further double bedroom enjoying a most fine aspect with far reaching views. Outside, to the front the cottage is set back behind a traditional stone wall with low maintenance forecourt. A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having outbuildings, patio terrace and timber summerhouse making an ideal space for el fresco dining and entertaining. With a manicured lawn having well stocked and established borders containing a most interesting selection of plants shrubs and ornamental trees. To the top of the garden a further area having timber garden shed. Viewing Essential.



Entrance Porch

The property is entered via a composite door with glazed insert, feature quarry tiled floor, bespoke shoe cupboard, double glazed window to side aspect and timber and opaque glazed internal door .

Lounge

11'5" x 11'11" (3.50m x 3.64m)

Having a double glazed window to the front elevation, central heating radiator, revealed ceiling beams, wood grain effect flooring, wall lighting, bespoke television stand and point. The focal point of the room is a fine example of a traditional Derbyshire Grit stone fireplace having an inset recently installed "Casttec" multi fuel burning stove set on a raised hearth.

Fitted Kitchen

12'3" reducing 7'9" x 7'9" reducing 5'3" (3.75m reducing 2.38m x 2.37m reducing 1.61m)

Having a fitted kitchen comprising of a range of shaker style soft close fitted wall, base and drawer units with quartz effect working surfaces incorporating a stainless steel one and a half sink drainer unit with chrome Swan neck mixer tap, integrated gas hob with electric fan assisted oven and grill, complimentary splash backs tiling, quarry style tiled floor, useful under stairs pantry, central heating radiator, revealed beamed ceiling with recessed ceiling lighting, under cupboard pelmet lighting, double glazed window to the rear elevation and a PVCu door to the rear access.

To the first floor landing

With overhead storage cupboard and staircase to second floor.

Principle Bedroom

12'4" reducing 8'11" x 12'1" reducing 9'4" (3.76m reducing 2.73m x 3.69m reducing 2.86m)

Having laminated wood grain effect flooring, revealed beamed ceiling, wall lights, television point, central heating radiator and double glazed window to front elevation with a most fine aspect and view.

Family Bathroom

This most impressive room has a white three piece suite comprising of a close couple WC, pedestal hand wash basin and a bath with panelled side having a thermostatically controlled shower, and glass shower screen. Complimentary part wall tiling, vinyl flooring, recessed storage cupboard (housing the wall mounted Worcester gas combination boiler which services the domestic hot water and central heating system. Revealed beamed ceiling with recessed lighting, wall mounted extractor fan, central heating radiator and chrome heated towel rail and double glazed opaque window to the rear elevation.

Bedroom Two

12'4" x 12'2" (3.78m x 3.72m)

Having a double glazed window to the front elevation enjoying the fine aspect and panoramic views over the Chevin and surrounding rolling Derbyshire countryside. Having revealed beamed ceiling with recessed ceiling lighting and central heating radiator.

Second Floor

Outside

Outside, to the front the cottage is set back behind a traditional stone wall with low maintenance forecourt. A special feature of the sale is the

delightful rear garden which enjoys a most pleasant aspect having outbuildings, patio terrace and timber summerhouse making an ideal space for el fresco dining and entertaining. With a manicured lawn having well stocked and established borders containing a most interesting selection of plants shrubs and ornamental trees. Feature pond. To the top of the garden a further area having timber garden shed. Outside power and water tap.

Area

The village of Holbrook boasts two village inns, reputable primary school, shop and garage . It is highly convenient for local villages including Little Eaton (one mile), Duffield (two miles), 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 lies two miles to the north, both offer a more comprehensive range of shops and leisure centres. Easy access onto the A38 leading to the M1 motorway. Convenient to nearby open Derbyshire countryside with its delightful walks.

Outbuildings

Having a utility facility with space and plumbing for an automatic washing machine. A separate out side WC having close couple toilet and wall mounted hand wash basin.

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. The road becomes Makeney Road where the cottage can be easily found on the left hand side clearly identified by our distinctive Home2Sell For Sale board.



Road Map



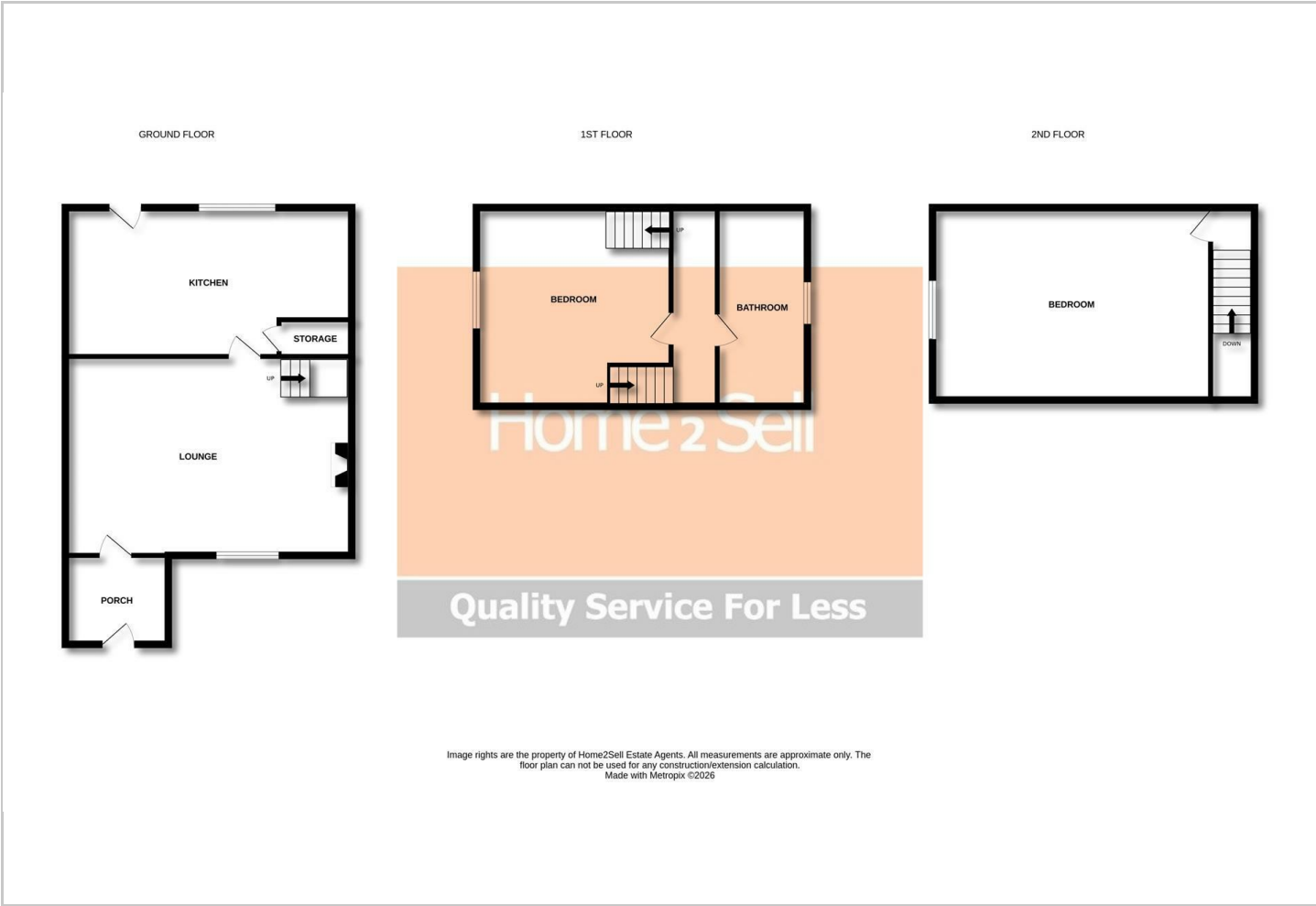
Hybrid Map



Terrain Map



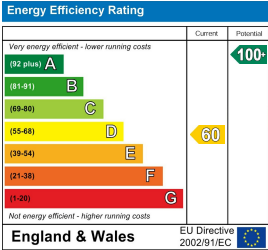
Floor Plan



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