

Orchard House, Town Street, Holbrook, Belper, Derbyshire.

DE56 0TA

£500,000

FOR SALE



DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this detached family home located on a sizable plot offering stunning countryside views. The property also benefits from a recently fitted roof, facias & guttering in 2023.

The village of Holbrook is highly regarded and has a great range of local amenities and excellent transport links.

The property would ideally suit those looking for a substantial garden, located in central village location. We believe the property will attract high levels of interest and an early internal inspection should be undertaken to avoid disappointment. also offered with No Chain.

FEATURES

- Large Garden With Elevated Rural Views
- Sought After Village Location
- Convenient For Amenities and Travel Links
- Non Estate Position
- Well Appointed Detached House
- No Chain Upward Chain
- Ideal Family Property
- Rare Property Type Plus Village Centre Position
- Viewing Absolutely Essential
- COUNCIL TAX BAND D



ROOM DESCRIPTIONS

Kitchen

5.09m x 3.03m (16' 8" x 9' 11") Mainly comprising of a range of wall and base mounted matching units with roll top work surfaces incorporating a double electric oven, 4 ring gas hob with pull out extractor canopy over, undercounter space and plumbing for dishwasher, stainless steel sink drainer unit, ceramic tiled floor covering, space and plumbing for American style fridge freezer, wall mounted modern vertical radiator and stable door to the side elevation.

Dining Area

4.94m x 2.27m (16' 2" x 7' 5") With the continuation of the tiled floor of ring from the kitchen, wall mounted radiator, double glazed window to the front elevation and bespoke floor-to-ceiling storage cupboards with TV alcove.

Side Entrance Hallway

1.81m x 3.20m (5' 11" x 10' 6") Accessed via double glazed patio doors from the side elevation, wood floor covering, wall mounted radiator, carpeted staircase to 1st floor landing, useful storage cupboard and internal doors accessing the WC and main living room.

Cloakroom/WC

1.27m x 0.88m (4' 2" x 2' 11") Comprising of a two piece suite containing WC, wall mounted wash hand basin, part tiled walls, wall mounted radiator, ceramic tiled floor covering and horizontal double glazed window.

Living Room

3.59m x 5.48m (11' 9" x 18' 0") This wonderfully light and every room is located to the rear of the property and offers two wall mounted radiators, solid wood floor covering, TV point and floor to ceiling window as well as sliding patio doors leading out onto a raised decking terrace.

External Decking Terrace

2.52m x 3.42m (8' 3" x 11' 3") This timber decking terrace offers superb views across the garden and beautiful countryside beyond.

First Floor

Landing

1.75m x 1.95m (5' 9" x 6' 5") Accessed via the side entrance hallway with double glazed obscured window to the side elevation, ceiling mounted loft access point and internal doors accessing all bedrooms and bathroom.

Bedroom 1

3.69m x 3.06m (12' 1" x 10' 0") Two Double glazed windows to the front elevation, wall mounted radiator and fitted wardrobes.

Bedroom 2

3.60m x 2.99m (11' 10" x 9' 10") Double glazed window to the rear elevation offering stunning countryside views, wall mounted radiator.

Bedroom 3

3.64m x 2.37m (11' 11" x 7' 9") With double glazed window to the rear elevation, wall mounted radiator.

Bedroom 4

3.21m x 2.36m (10' 6" x 7' 9") With double glazed window, TV front elevation, wall mounted radiator.

Bathroom

2.21m x 1.42m (7' 3" x 4' 8") Comprising of a modern three piece suite to include an encased WC with attached vanity unit with inset sink. Panelled bath with mains fed shower attachment over with complementary glass shower screen, tiled floor covering, wall mounted chrome heated towel rail, double glazed obscured window, spotlights and extractor fan to ceiling .

Outside

To the front elevation is a large driveway providing parking for 3/4 vehicles, mature stocked flower bed and paved side access pathway leading to the sizable rear garden. The stunning rear garden offers beautiful countryside views from an elevated position and benefits from a raised decking terrace with storage space beneath. The plot is mainly laid to lawn with walled and hedge-row boundaries, greenhouse, raised vegetable planting beds, circular entertaining seating area, outside studio pod, further raised vegetable beds, lighting and cold water tap.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification



FLOORPLAN & EPC

