

Chapel Street, Holbrook, Belper, Derbyshire. DE56 0TQ

£220,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

PROPERTY DESCRIPTION

Derbyshire Properties are pleased to offer for sale this charming stone cottage located in the highly desirable village of Holbrook. The property briefly comprises of :- entrance hallway, living room, kitchen, rear hallway and ground floor bathroom. To the first floor a landing provides access to 2 double bedrooms. To the front elevation is a beautiful cottage style garden with lawn, paved pathway and attractive stone wall boundaries. The rear elevation is a courtyard style garden enclosed by Stone walling with gated access to the rear.

We believe the property will ideally suit first time buyers and those potentially looking into downsize and an immediate inspection should be undertaken .

FEATURES

- Charming Stone Cottage
- 2 Bedrooms
- Ground Floor Bathroom
- Beautiful Cottage Garden
- Courtyard Garden To The Rear
- Highly Regarded Village
- Ideal First Home Or Downsize
- COUNCIL TAX BAND B



ROOM DESCRIPTIONS

Entrance Hall

Entered via a composite door from the front elevation, carpeted staircase to 1st floor landing and internal door leads to:-

Living Room

With double glazed window to front elevation, TV point, decorative wall lighting, under stairs storage alcove. The focal point of the room is a modern plasma style electric fire. Internal door leads to:-

Kitchen

Comprising of a range of all and base mounted matching units with roll top worksurfaces incorporating a sink drainer unit with mixer taps and under the counter space and plumbing for both washing machine and dryer. Wall mounted radiator, tiled floor covering, integrated four ring gas hob with extractor hood and double electric oven. Space for fridge freezer and door and window to the rear elevation.

Rear Hallway

With double glazed door to the side elevation and wall mounted storage cabinet.

Ground Floor Bathroom

Comprising of a three-piece suite, containing WC, pedestal wash hand basin and wood panelled bath with shower over. Double glazed obscured window, decorative coving to ceiling.

First Floor

Landing

Accessed via the main entrance hallway with internal doors leading to both bedrooms.

Bedroom 1

With double glazed window to the front elevation, wall mounted radiator, storage alcove and fitted wardrobes with sliding mirror frontage.

Bedroom 2

With double glazed window to the rear elevation, wall mounted radiator, half wall wood panelling and fitted double wardrobe.

Outside

To the front elevation is a beautiful cottage style garden which is mainly laid to lawn with a range of stocked flowerbeds and borders enclosed by wall and fenced boundaries. Gated access to street, paved pathway and seating area.

The rear courtyard garden is enclosed by Stone wall boundaries and offers a pleasant gravelled seating area with gated access to the rear elevation.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC

