



57 Holbrook Road, Belper, DE56 1PA

Offers Over £180,000



Offered with vacant possession/ no chain. The beautifully presented double fronted three bed roomed detached cottage offers deceptively spacious accommodation arranged over three floors with magnificent countryside views and situated within walking distance of Belper and its excellent amenities. Viewing is strongly recommended.



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The deceptively spacious yet versatile accommodation comprises a lounge, newly fitted kitchen with built-in appliances and stairs to the first floor. To the first floor landing there is a master bedroom and a thoughtfully designed shower room. To the second floor landing there are two further double bedrooms.

Outside to the side of the property there is an enclosed sun terrace with outbuildings with superb views of the Chevin.

Situated within walking distance of Belper renowned for its historic Mills, character and charm. The town centre, has an abundance of independent shops, bars, restaurants and leisure facilities. There is a busy railway station and easy access to Derby and Nottingham via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District with nearby attractions include the famous Chatsworth House and the charming spa town of Matlock surrounded by some delightful rolling Derbyshire countryside.

GROUND FLOOR ACCOMMODATION

FITTED KITCHEN

11'10 x 7'11 (3.61m x 2.41m)

Accessed via a composite door from the side of the property into a light and spacious kitchen, comprising of a range of wall and base mounted shaker units with solid

woodwork surfaces incorporating a Belfast sink with mixer taps. Integrated electric oven, hob and extractor hood over. Staircase to first floor landing with useful under stairs storage alcove providing space and plumbing for washing machine and fridge/freezer. Exposed timber beams, spotlighting and double glazed window to the front elevation. Door opening leads to

LOUNGE

11'6 x 10'5 (3.51m x 3.18m)

With the continuation of the wood floor covering from the kitchen, double glazed window to the front elevation, wall mounted radiator, double glazed sealed unit door to the front elevation and TV point. The feature focal point of the room is a cast iron log burner with original exposed stone fireplace and raised hearth.

FIRST FLOOR LANDING

Accessed via the kitchen with double glazed obscured window to the side elevation and door openings into bedroom and shower room.

BEDROOM ONE

11'11 x 11'6 (3.63m x 3.51m)

With double glazed window to the front elevation providing views over the Chevin, wall mounted radiator and feature fire fireplace with attractive tiled backdrop.

SHOWER ROOM

This beautifully fitted contemporary shower room comprises of an encased WC with attached vanity unit with inset sink and tiled splashback area. Low-level walk-in shower enclosure with wall mounted brass main fed shower and attachment over with complementary glass shower screen. Cladded walls, tiled floor covering, wall mounted heated towel, built-in linen storage cupboard, spotlighting and double glazed window to front elevation.

SECOND FLOOR LANDING

Accessed via the first floor landing with further double glazed obscured window to the rear elevation and internal doors lead to bedroom two and three.

BEDROOM TWO

11'4 x 11'8 (3.45m x 3.56m)

With double glazed window to front elevation, wall mounted radiator and space for bedroom furniture.

BEDROOM THREE

7'10 x 9' (2.39m x 2.74m)

With double glazed window to the front elevation, wall mounted radiator.

OUTSIDE

A fully enclosed paved terrace is situated to the side aspect and is ideal for outside eating and provides a viewing point of the Chevin. There are two attached outhouses ideal for additional storage space.



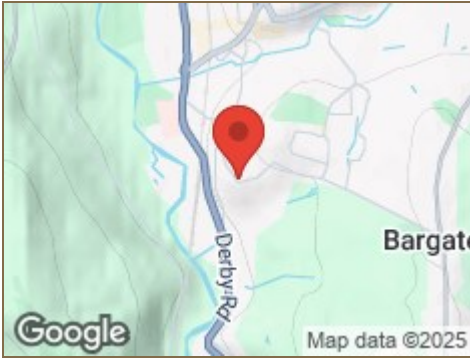
Road Map



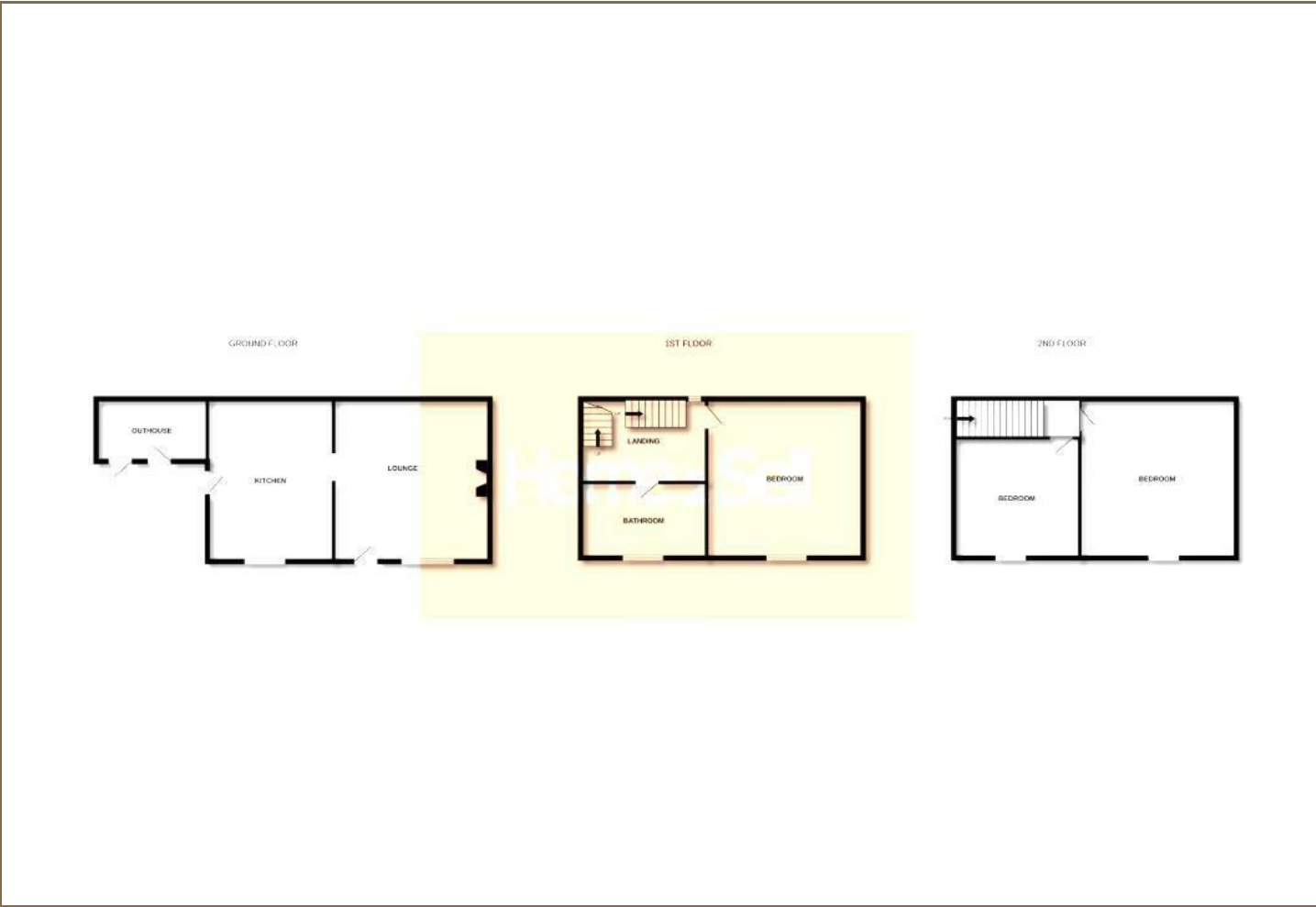
Hybrid Map



Terrain Map



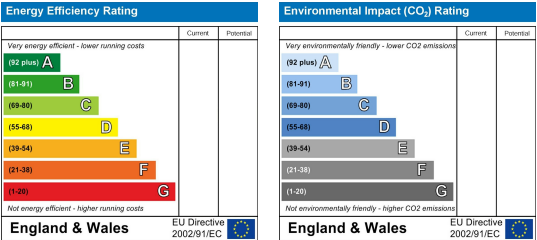
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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