

Home 2 Sell

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## 9 Ruffstone Close

Holbrook, Belper, DE56 0UF

£319,950



Situated within the historical village of Holbrook Derbyshire is this attractive bungalow residence which represents an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and superbly presented two double bed roomed home. Having a fore garden laid mainly to lawn with adjacent block paved driveway providing ample off road parking leading to a single garage having up and over door, power and light with workshop/storage. To the rear a delightful Southerly facing garden having a lawn with well stocked established borders, green house and timber garden shed. The property has the benefit of sealed unit PVCu double glazing and gas central heating. The accommodation comprising in brief of entrance hall, dining kitchen with pantry, lounge with feature fireplace, master bedroom, bedroom two and family bathroom having a three piece suite. Viewing highly recommended. NO UPWARD CHAIN. DRAFT DETATAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Entrance Hall

The property is entered via a PVCu door having glazed insert, coving, wall lights, central heating radiator, useful storage cupboard and access to the loft void.

### Kitchen

11'6" x 10'4" reducing 8'5" (3.51m x 3.16m reducing 2.59m )

Appointed with a range of light oak base cupboards, drawers and eye level units with glass display cabinet with rolled top work surface over incorporating a stainless steel sink drainer with mixer tap and splash back tiling, gas cooker, integrated fridge freezer, space and plumbing for an automatic washing machine. Central heating radiator, extractor fan, useful pantry housing the gas combination boiler which services the domestic hot water and central heating system. PVCu double glazed windows to the side and rear elevations, and a PVCu door with glazed opaque insert to the rear garden aspect.

### Lounge Dining Room

13'10" x 12'11" (4.24m x 3.95m )

Having a box bay PVCu double glazed window to the front elevation, central heating radiator, gas fire with tile surround, PVCu double glazed window to the side elevation, coving to the ceiling and light. Television Point.

### Bedroom One

10'11" x 10'10" (3.33m x 3.32m )

Having a PVCu double glazed window to the front elevation, central heating radiator, ceiling light and a range of built-in fitted furniture including wardrobes, drawers and dressing table.

### Bedroom Two

10'6" x 10'10" (3.21m x 3.32m )

Having a PVCu double glazed window to the rear garden aspect, central heating radiator, ceiling light and built-in fitted dresser.

### Family Bathroom

Having a three piece Champagne suite comprising panelled bath with thermostatic shower over, vanity wash hand basin and concealed cistern wc. Complementary wall tiling, PVCu double glazed window to the rear elevation, central heating radiator and ceiling light.

### Outside

Having a fore garden laid mainly to lawn with adjacent block paved driveway providing ample off road parking leading to a single garage/workshop. To the rear a delightful Southerly facing garden having a lawn with well stocked established borders, green house and timber garden shed.

### Garage

17'8" x 9'1" (5.39m x 2.77m )

Having up and over door power and light. PVCu window to the side aspect.

Workshop/Storage with door to the rear.

### Area

The historic village of Holbrook boasts two village inns, reputable primary school, church and shop. Also the location is convenient for other villages including little Eaton one and a half miles distant and Duffield two miles away, 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 is approximately three miles to the north, both offering a comprehensive range of amenities.

Local recreational facilities nearby include three noted country clubs and golf courses at Breadsall, Horsley and Morley Hayes. For those who enjoy leisure pursuits the property is situated on the doorstep of beautiful Derbyshire countryside which provides some delightful scenery and country walks.

### Directional Note

Leave Belper along Holbrook Road, which becomes Bargate Road. Turn right at the mini island onto Belper Road. Proceed along into Holbrook. Turn left onto Moorfield Road and right into Ruffstone Close where No.9 can be found at the head of the cul de sac.



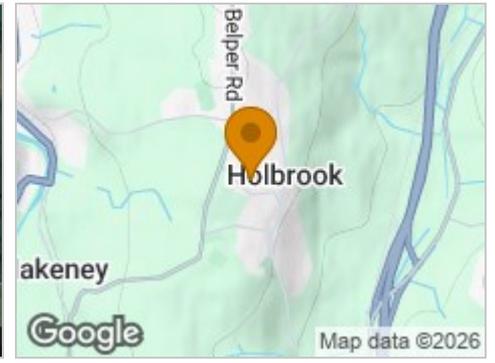
## Road Map



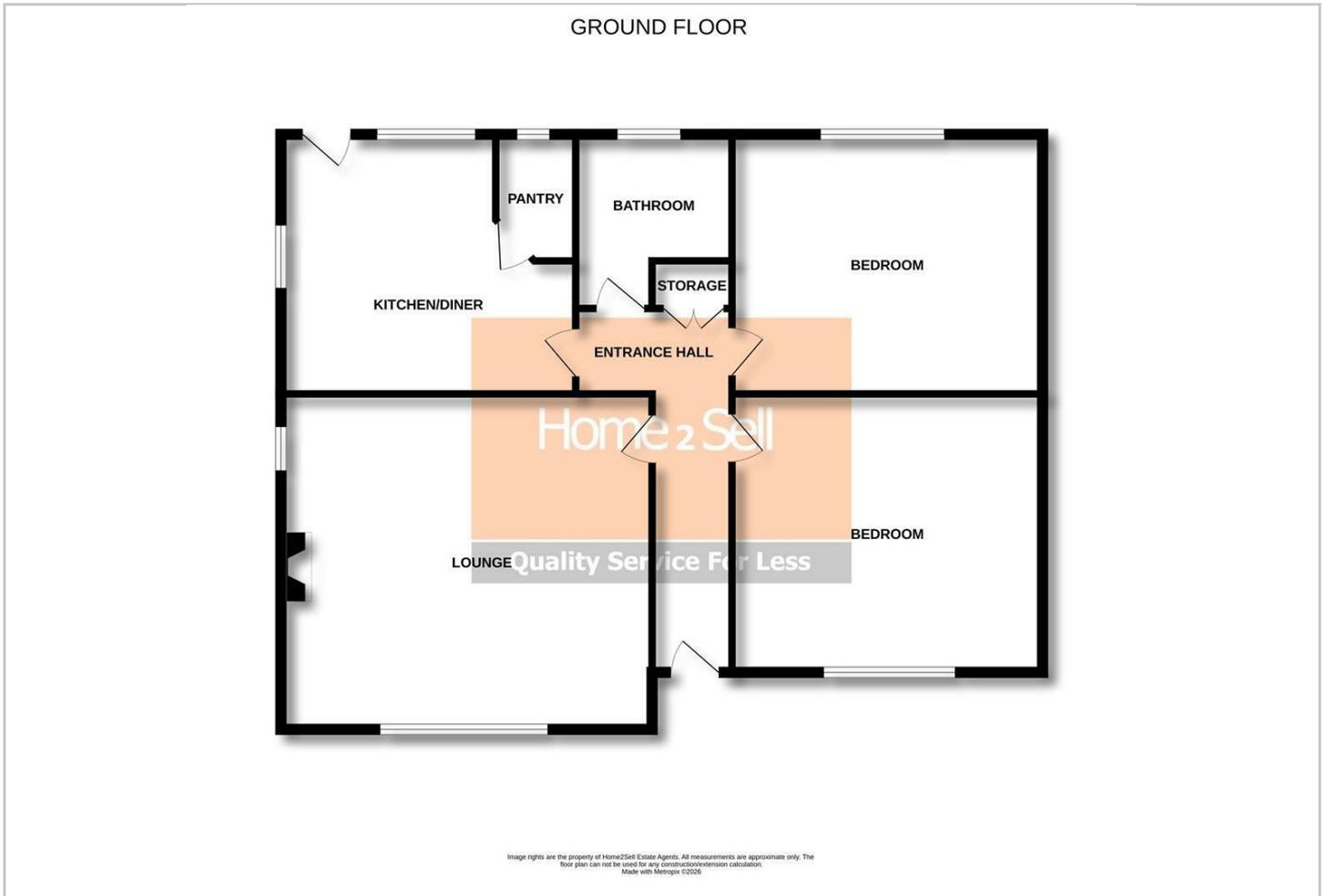
## Hybrid Map



## Terrain Map



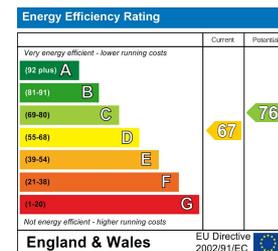
## Floor Plan



## 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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