

Home 2 Sell

Quality Service For Less



## 24 Town Street

Holbrook, Belper, DE56 0TA

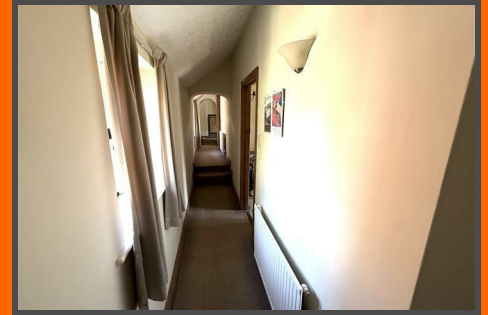
£295,000



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## Dining Room

12'8" max x 9'6" max (3.87m max x 2.92m max)

The property is entered via a hardwood door with double glazed windows to the front and rear elevations, exposed ceiling beams, quarry tile flooring and wall and ceiling lighting. The focal point of the room is an original Derbyshire Gritstone fireplace.

## Breakfast Kitchen

12'2" max x 9'10" max (3.71m max x 3.00m max)

Having base wall and matching drawer units with roll top work surfaces over incorporating a Belfast sink with chrome mixer tap, cooker with extractor canopy over, space for a fridge freezer, space and plumbing for an automatic washing machine, painted ceiling beams, ceiling lighting, central heating radiator, double glazed window to the rear elevation. Quarry tile flooring, storage cupboard and complimentary splash back tiling. Feature coloured internal Georgian style window.

## Lounge

14'8" max x 12'9" max (4.48m max x 3.90m max)

Having double glazed windows to the front and rear elevations, quarry tile flooring, central heating radiator, Derbyshire gritstone fireplace with gas stove, exposed ceiling beams, wall lighting, useful space under under stairs currently used as study area and stairs case off to the first floor landing.

## To the first floor landing

Having two central heating radiators, wall lights and two double glazed windows to the rear elevation.

## Bedroom One

11'1" x 12'0" (3.39m x 3.67m )

Having a double glazed window with views over the valley towards Horsley and surrounding area, wall lighting and central heating radiator. Feature fireplace.

## Bedroom Two

10'6" max x 9'10" max (3.21m max x 3.02m max)

Having a double glazed window, central heating radiator and ceiling light.

## Family Bathroom

9'0" x 10'0" reducing 7'11" max (2.75m x 3.07m reducing 2.43m max)

This generously proportioned room has a corner bath, close couple WC and a pedestal hand wash basin. Bespoke cupboard housing the Worcester gas boiler which services the domestic hot water and central heating system. Complimentary wall tiling with dado rail. Ceiling extractor fan, double glazed opaque window, vinyl flooring and wall light.

## Outside

Having gated access to the courtyard style garden which makes an ideal space for el fresco dining. Brick outbuilding.

## Area

The Village of Holbrook boasts two village Inns reputable Primary School and shop. It is highly convenient for other local Villages including Little Eaton approximately 1 mile and Duffield approximately 2 miles which both provide a wide range of amenities and recreational facilities including bowling, squash, tennis, football and golf. The City of Derby lies approximately 5 miles to the

south and Belper thriving market town located approximately 3 miles to the north and there is fast access onto the A38 leading to the M1 motorway. Local recreational facilities nearby include 3 noted Country Clubs and Golf Courses at Breadsall Village, Horsley and Morley Hayes all approximately 5 miles away.

### 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. Take the third left turn into Pond Road. Continue along Town Street where 24 Town Street can easily be identified on the right hand side.



## Road Map



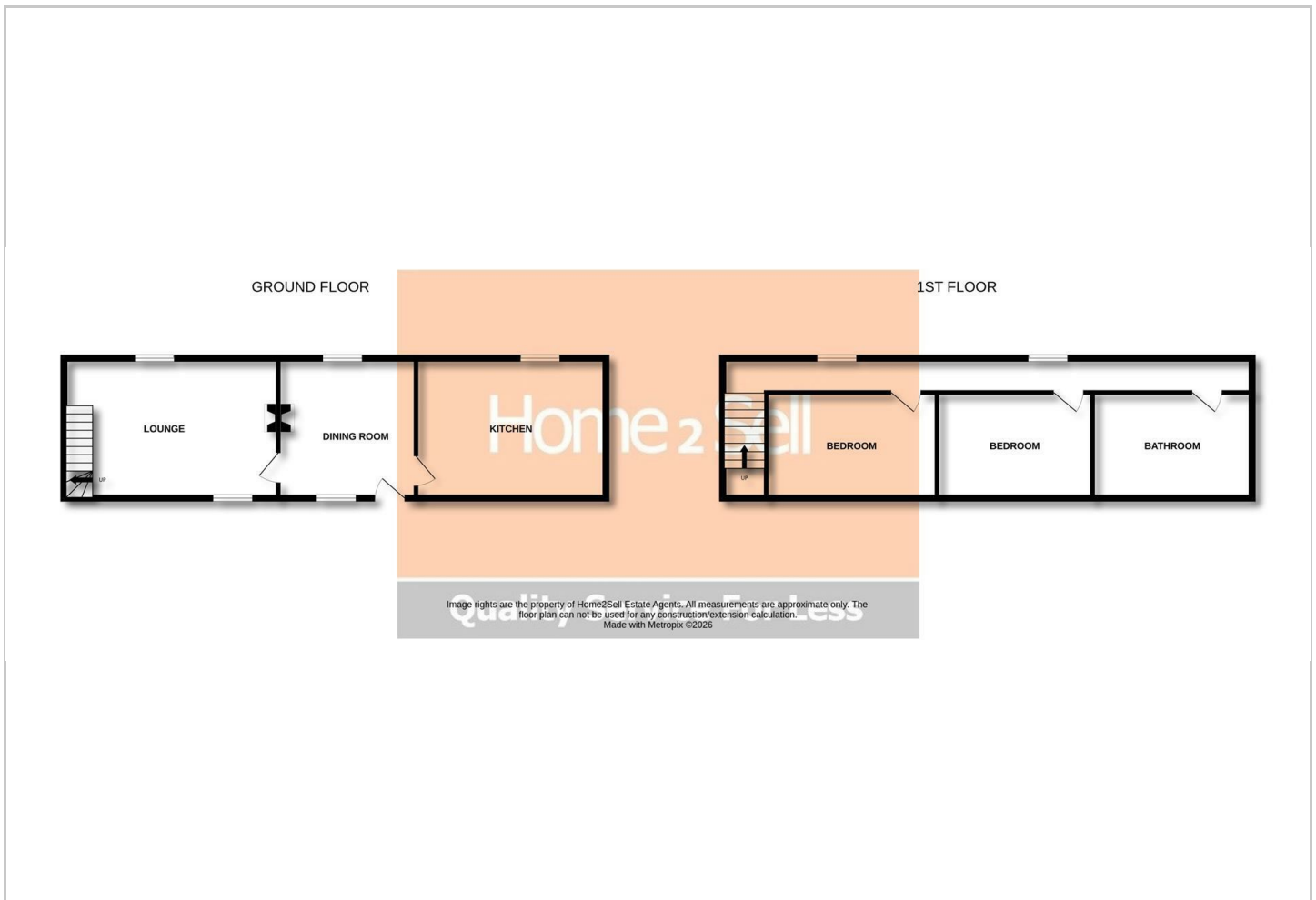
## Hybrid Map



## Terrain Map



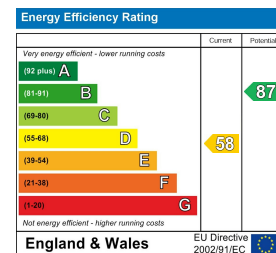
## Floor Plan



## 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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