

Fletcher & Company

14 The Nook, Holbrook, Belper, Derbyshire, DE56 0TT

Offers Around £475,000

Freehold



- A Characterful Stone Cottage Located In The Heart Of Holbrook Village
- Entrance Hall And Study/Office
- Sitting Room With Original Stone Fireplace And Log Burner
- Dining Kitchen With Range Cooker And Integrated Appliances
- Bathroom With Contemporary Four Piece Suite
- Three Well Proportioned Bedrooms
- En Suite To Bedroom One
- Delightful, Enclosed Low Maintenance Garden
- Driveway For 2-3 Cars And Detached Garage
- Easy Access To Belper, Derby. A6, A38 And M1





Summary

COTTAGE WITH DRIVEWAY & GARAGE - A beautifully presented, characterful detached stone cottage in the sought after village of Holbrook.

The property is located in the heart of the village and is set back behind a brick wall with wrought iron railings. It is constructed of stone beneath a pitched tiled roof with the front elevation having a double fronted appearance with matching double glazed windows and pitch roof central storm porch.

In brief the gas centrally heated accommodation consists of an entrance hall with stairs to first floor, charming lounge with original exposed stone fireplace and log burning stove, a study, a comprehensively fitted dining kitchen with appliances and a contemporary fitted bathroom with freestanding bath and separate shower enclosure. The first floor landing leads to a double bedroom one with en suite and two further bedrooms.

Outside there is a paved front fore garden and a manageable enclosed garden to the side enjoying a South to South Westerly aspect.

The property benefits from a driveway providing car standing spaces for two/three cars and leads to a large brick garage.

The historic village of Holbrook boasts two village inns, reputable primary school, church and shop. It is highly convenient for local villages including Little Eaton (1 mile) and Duffield (2 miles), both providing a wide range of amenities and recreational facilities including bowling, squash, tennis and football, cricket and golf. Derby lies approximately 5 miles to the south and the thriving town of Belper is approximately 3 miles to the north, both offering a more comprehensive range of amenities. Excellent transport links are close by including the A38, A6, M1 and train stations in Belper, Duffield and Derby provide access to London St Pancras and other major cities.

For those who enjoy walking and cycling the village of Holbrook is situated on the doorstep of the beautiful Derbyshire countryside and easy access to The Peak District

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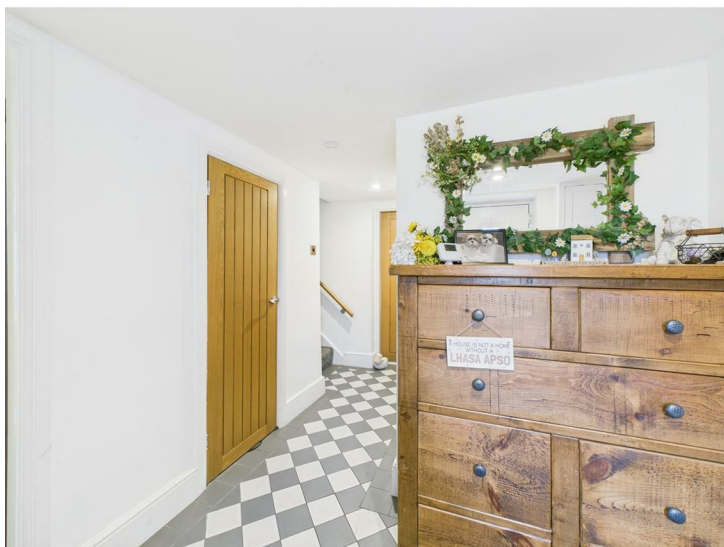
The Location

Accommodation On The Ground Floor

Entrance Hall

10'1" x 6'0" (3.08 x 1.85)

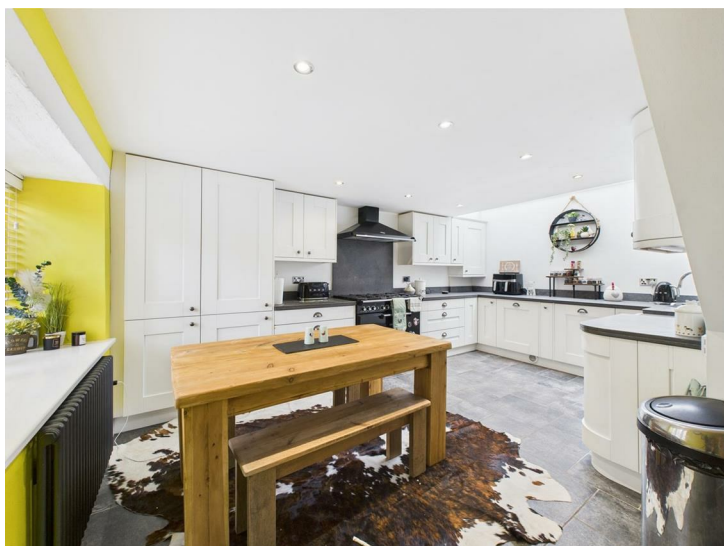
With entrance door with inset window with leaded finish, a tiled floor, radiator, staircase leading to the first floor and two built-in cloaks/storage cupboards with stripped panelled doors.



Dining Kitchen

16'3" x 10'5" (4.96 x 3.19)

Comprehensively fitted with a modern range of base cupboards, drawers, eyelevel units and glass fronted display cabinets with a worksurface over incorporating a Belfast sink with mixer tap over. Appliances include a dual fuel range cooker with double electric ovens, grill and a five ring gas hob, splashback and a modern extractor over with inset lighting. In addition there is an integrated refrigerator, freezer and dishwasher. There is a feature tiled floor, inset spotlighting, open shelving, a feature column radiator and a contemporary glass roof light running the far width of the kitchen. Underfloor heating.



Sitting Room

17'10" x 12'9" (5.44 x 3.89)

With a feature original stone fireplace with stone surround and wooden mantle housing a modern multi-burner stove and raised tiled hearth, oak effect wood flooring, painted beams to the ceiling, a radiator and double glazed gothic style French doors leading onto garden. Having a sealed unit double glazed window to the front and side both with fitted blinds, fitted wall lights and a real feature is the modern glass ceiling to the dining area.



Office/Study

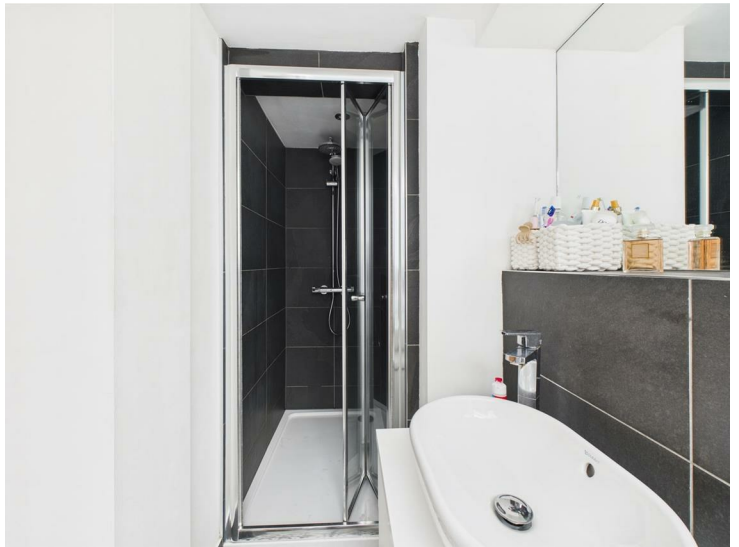
6'6" x 5'6" (2.00 x 1.70)

With radiator, telephone point and stripped internal panelled door.

Bathroom

8'10" x 2'6" (2.71 x 0.78)

Appointed with a contemporary four piece suite comprising a free standing bath with modern mixer tap and shower attachment, a built in shower cubicle with glass shower doors and full tiling to the enclosure, a vanity unit with freestanding sink and useful storage beneath and a WC. There is modern tiling to the walls and floor, recessed shelving, a wall mounted mirror, extractor and inset spotlighting. having a modern heated towel rail and a feature slate tiled wall and obscure glass ceiling over the bath. Underfloor heating.



On The First Floor

Landing

14'11" x 2'9" (4.57 x 0.85)

With radiator, double glazed window with fitted blind and aspect to front.

Bedroom One

13'1" x 12'5" (4.01 x 3.81)

With chimney breast with feature character wooden fireplace with cast iron insert, a radiator, two sealed unit double glazed windows with fitted blinds to the front and side elevation.



En Suite

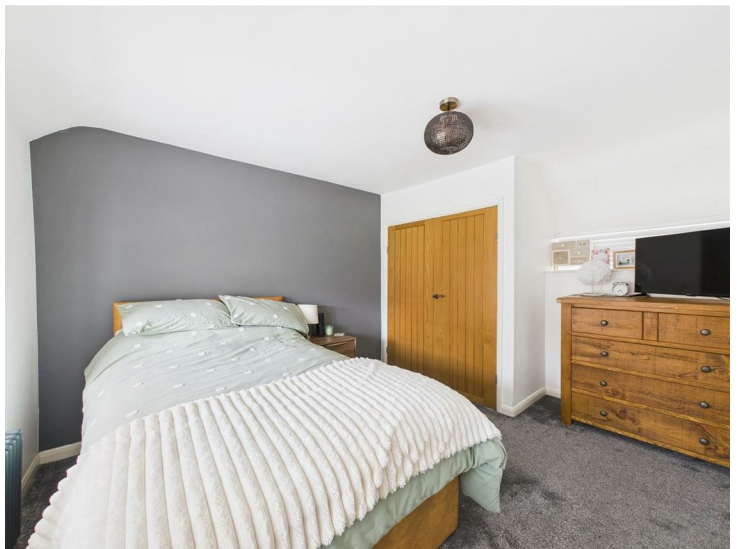
8'1" x 2'7" (2.48 x 0.80)

Having a three piece suite In white with separate shower cubicle with electric shower, fitted vanity was hand basin with useful storage beneath and a low flush WC. With modern Metro style tiling to the shower enclosure and splashback areas, tile effect flooring, a feature radiator, spotlights to ceiling, sealed unit double glazed obscure window, extractor fan and stripped internal panelled door.

Bedroom Two

10'8" x 9'6" (3.26 x 2.90)

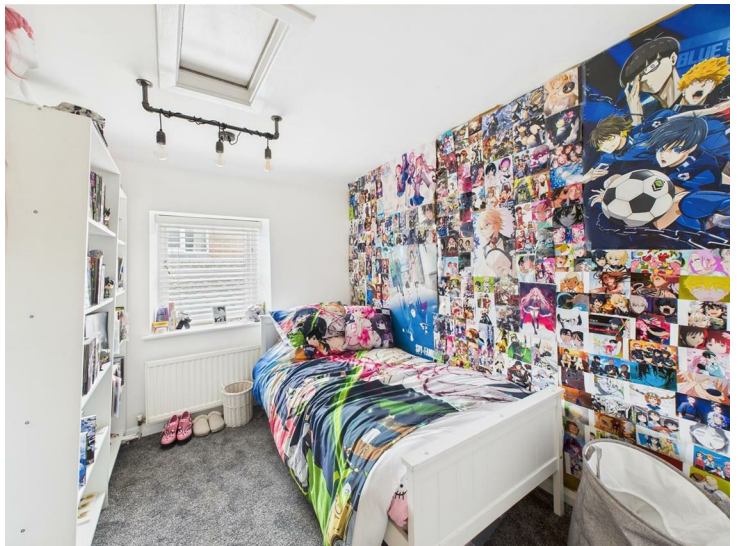
With fitted built-in double wardrobe with stripped pine doors, a feature radiator, and two double glazed windows (one with fitted blinds) to front and rear.



Bedroom Three

9'1" x 6'11" (2.78 x 2.13)

With built-in cupboard with shelving providing excellent storage space, a feature radiator and a double glazed window with fitted blind with aspect to rear, Access is provided to the roof space..



Outside

There is an attractive fore garden with brick retaining wall incorporating wrought iron railings and oak gate giving access to the storm pitched tiled porch and entrance door. In addition the fore garden has paving and a side oak access door which leads to the garden.

The cottage enjoys a manageable enclosed garden with stone wall to the surround and raised decking area providing a perfect area for relaxing, dining and entertaining. Having raised beds, an outside tap, power and lighting. the garden enjoys a south to south westerly aspect.



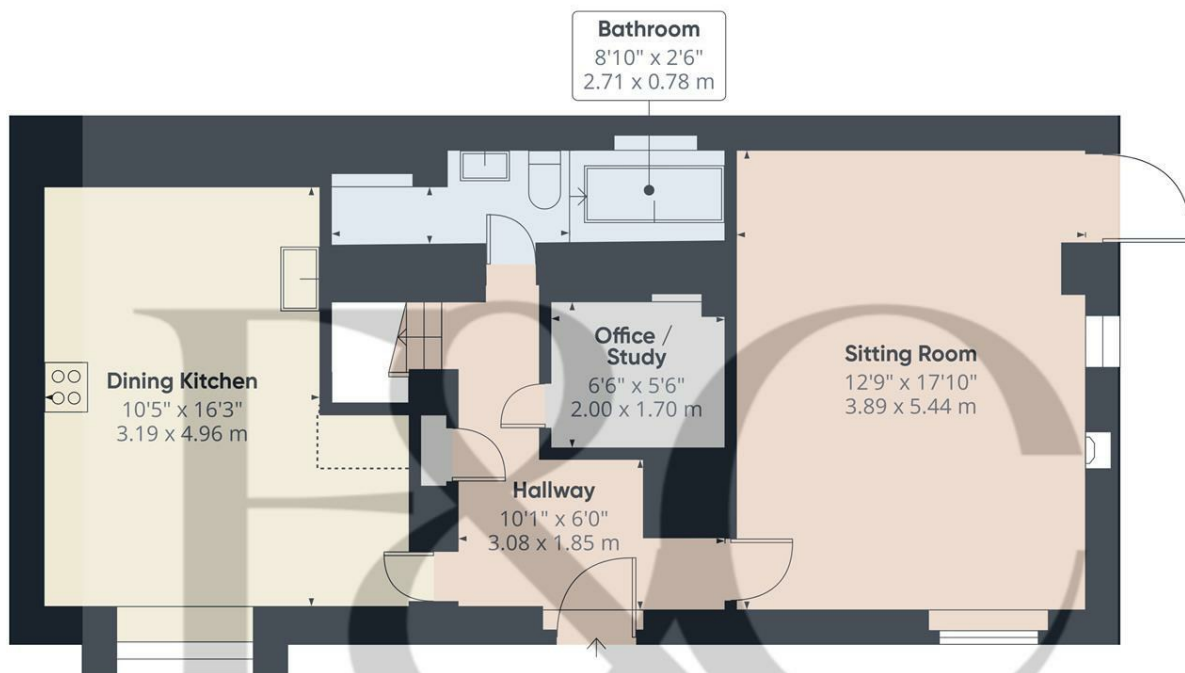
Garage And Driveway

The property benefits from a driveway providing car standing spaces for two to three cars and leads to a large detached garage.

With power and lighting, electric heater, window and opening front doors.



Council Tax Band D



Floor 0

Approximate total area[®]

616 ft²
57.3 m²

Reduced headroom

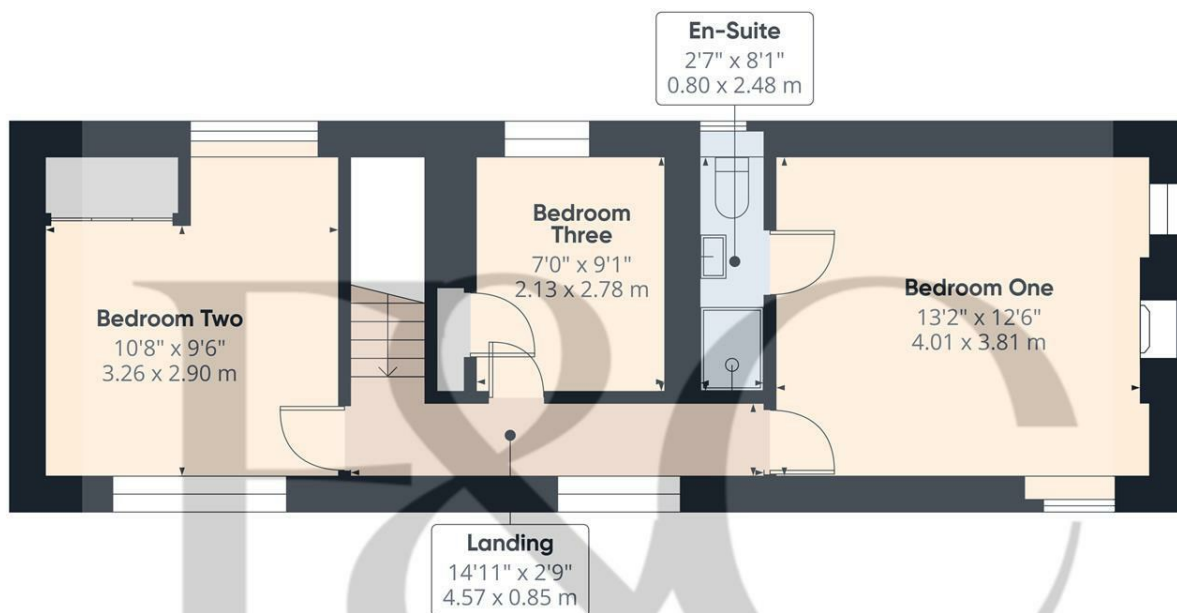
6 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area[®]

431 ft²
40 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	