



## 4 Bed House - Detached

26 Moorfield Road, Holbrook, Belper DE56 0UA

Offers Over £400,000 Freehold



4



2



1



D

**Fletcher  
& Company**

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)



- Highly Appealing Detached Property
- Far-Reaching Views
- Potential to Extend (Subject to Planning Permission)
- Lounge, Dining Room, Garden Room
- Kitchen/Diner, Utility, Cloakroom/WC
- Four Bedrooms & Family Bathroom
- Private Garden - ( non-overlooked )
- Block Paved Driveway
- Double Garage with Electric Door
- No Chain Involved

Nestled in the charming village of Holbrook, this detached house on Moorfield Road presents an excellent opportunity for those seeking a project to make their own.

The house is set within a popular village location, providing a sense of community while still being conveniently close to local amenities.

The property requires up-dating and modernisation, allowing you to tailor it to your personal taste and style.

Additionally, there is potential to extend, subject to the necessary planning permissions, making it an ideal choice for those looking to create their dream home.

Outside, you will find a private garden, perfect for enjoying the outdoors or hosting summer gatherings.

The property also features a driveway leading to a double garage with electric door.

With no chain involved, this home is ready for a new owner to take the reins and transform it into a stunning residence.

The property is rare to the open market and has been in the same ownership since 1965.

### The Location

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, football, cricket and golf.

The City of Derby lies approximately 5 miles to the south and the thriving market 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 leading to the M1 motorway. Local recreational facilities nearby include four noted golf courses at Duffield (Chevin), Breadsall Priory, Horsley Lodge and Morley Hayes.

For those who enjoy leisure pursuits, the village of Holbrook is situated on the doorstep of the beautiful Derbyshire countryside which provides some delightful scenery and walks.

### Accommodation

#### Ground Floor

##### Porch

3'10" x 2'9" (1.17 x 0.86)

With panelled entrance door, double glazed windows, tile flooring and glazed door giving access to entrance hall.

##### Entrance Hall

13'8" x 6'10" (4.19 x 2.10)

With radiator and staircase leading to first floor.

##### Cloakroom

7'4" x 3'1" (2.25 x 0.94)

With low level WC, corner wash basin, heated towel rail/radiator and double glazed obscure window.

## Lounge

13'10" x 11'3" (4.22 x 3.44)

With inset living flame gas fire, radiator, coving to ceiling, double glazed bay window with deep window sill with aspect to front, internal door giving access to entrance hall and internal sliding doors opening into dining room.



## Dining Room

10'10" x 10'2" (3.31 x 3.11)

With radiator, coving to ceiling, sliding doors opening into lounge and integral door giving access to kitchen/diner.



### Garden Room

8'7" x 6'9" (2.64 x 2.08)

With double glazed patio doors opening onto paved patio and rear garden, two double glazed windows and open space leading to dining area.



### Kitchen/Diner

16'2" x 10'3" (4.95 x 3.13)

With double sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring gas hob, built-in double electric fan assisted oven, integrated dishwasher, radiator and two double glazed windows.



### Utility Room

10'3" x 5'10" (3.13 x 1.78)

With double stainless steel sink unit with mixer tap, cupboards, plumbing for automatic washing machine, vent for tumble dryer, integral door giving access to double garage, double glazed window and double glazed door giving access to side and rear garden.

### First Floor Landing

6'11" x 6'8" (2.12 x 2.05)

With built-in cupboard housing the central heating boiler, access to roof space and double glazed window.



### Bedroom One

11'10" x 11'3" (3.62 x 3.43)

With fitted wardrobes with matching fitted dressing table with chest of drawers and bedside cabinets, radiator and double glazed window to front.



### Bedroom Two

10'9" x 10'2" (3.28 x 3.10)

With radiator and double glazed window to rear.



### Bedroom Three

10'1" x 7'10" (3.08 x 2.39)

With built-in wardrobe, radiator, double glazed window to rear and double glazed window to front.



### Bedroom Four/Study

7'10" x 6'11" (2.40 x 2.12)

With radiator and double glazed window to front.



### Family Bathroom

7'11" x 5'5" (2.42 x 1.67)

With bath with Mira shower over with shower screen door, pedestal wash handbasin, low level WC, tile splashbacks, heated chrome towel rail/radiator and double glazed obscure window.



### Front Garden

The property is set back from the pavement edge behind a lawned fore-garden.

### Rear Garden

To the rear of the property is a private (non-overlooked) garden laid to lawn with paved patio. External water tap. Side access with lockable wooden gate.



### Driveway

A double width block paved driveway provides car standing spaces for two/three cars.

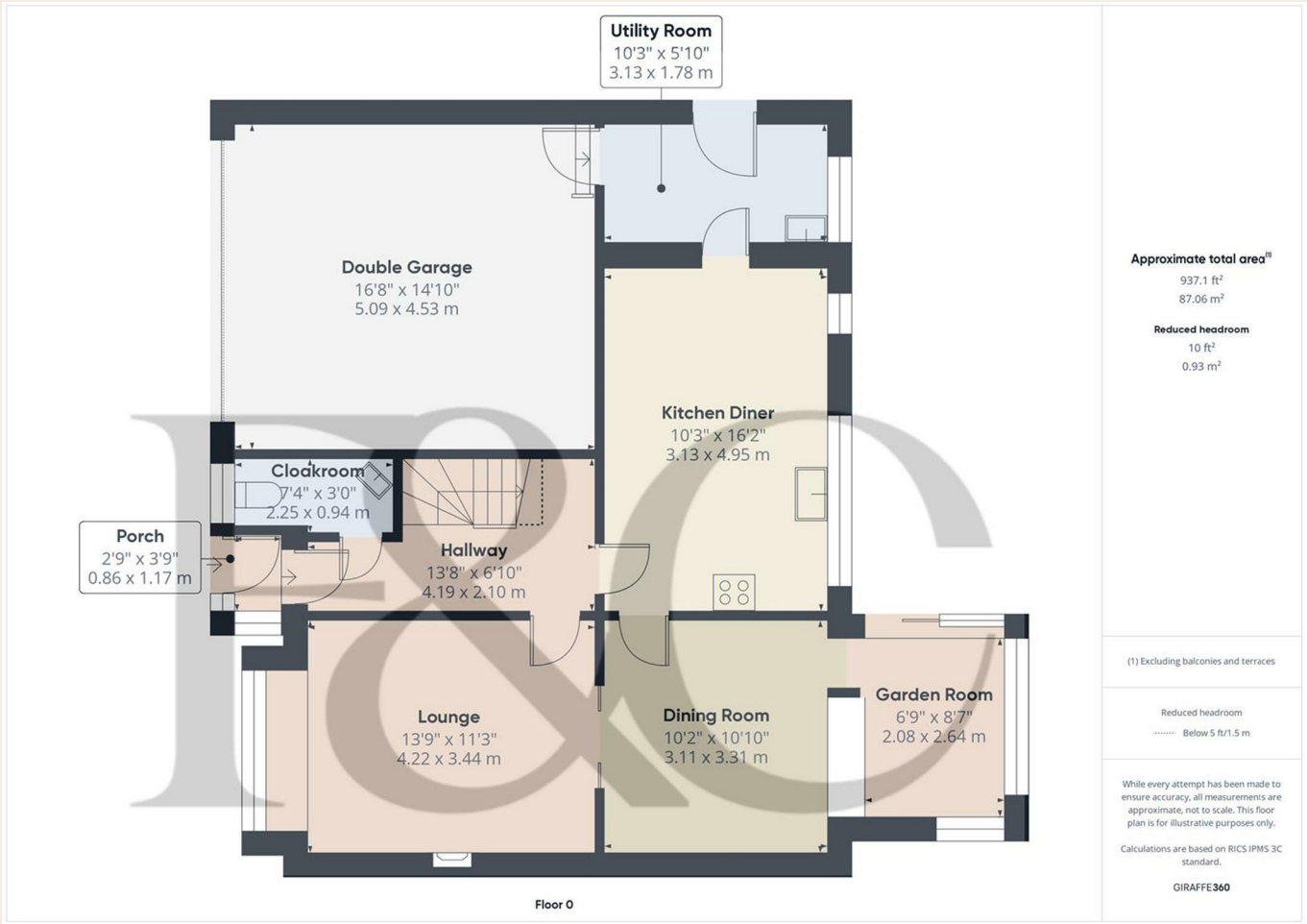
Double Garage

16'8" x 14'10" (5.09 x 4.53)

With power and lighting, internal door giving access to property and electric door. Internal water tap.

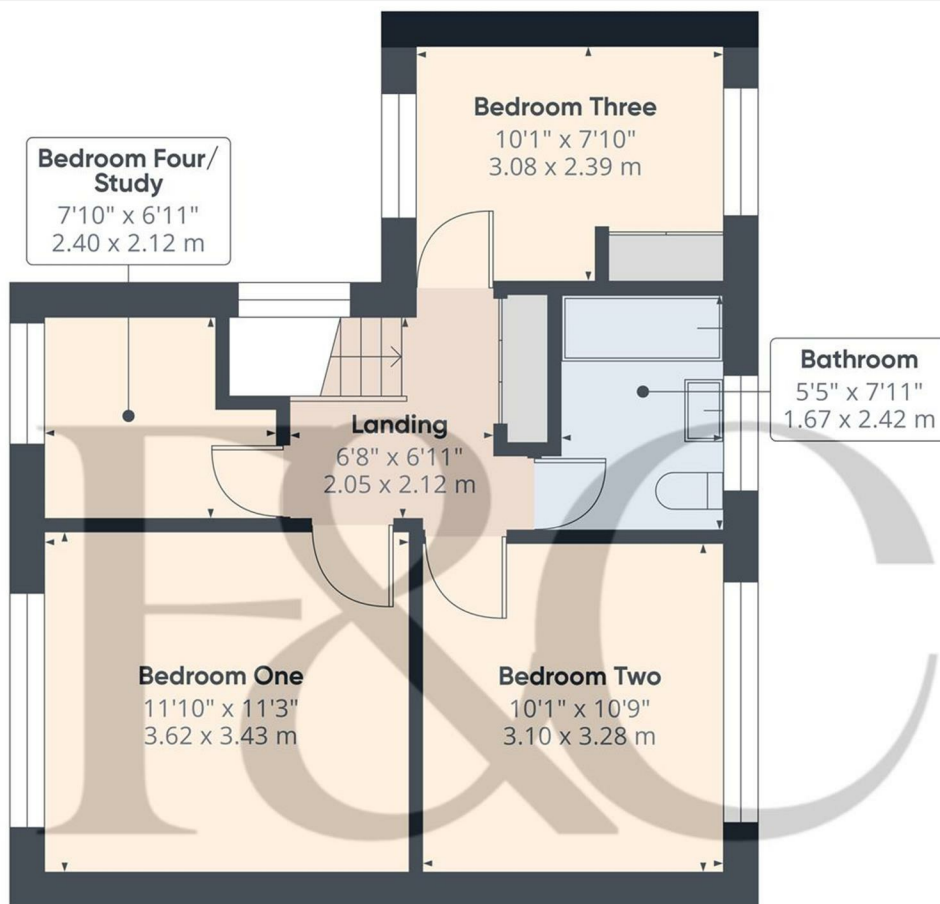


Council Tax Band D



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.





Floor 1


Approximate total area<sup>1)</sup>  
484.25 ft<sup>2</sup>  
44.99 m<sup>2</sup>

(1) Excluding balconies and terraces


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.