

Town Street
Holbrook, Belper, DE56 0TA



Charming two bedroom and attic room stone terraced cottage, located in the highly favourable location of Holbrook with stunning countryside views to the rear.

Offers in region of £210,000

John German 

A charming two bedroom plus attic room stone cottage, built in 1860, this residence offers captivating views to the rear and a spacious rear garden, situated in the popular location of Holbrook. Holbrook is a sought-after village which offers convenient access to local shops, schools, and public transportation. The surrounding countryside provides excellent opportunities for outdoor activities and scenic walks.

Internally the property comprises entrance storm porch, sitting room and kitchen. To the lower ground floor is a bathroom and useful two chamber cellar. To the first floor are two bedrooms. To the second floor is an attic room.

Enter the property through the storm porch, which has a window to side, tile flooring and a door opening into the sitting room. The sitting room has windows to front, a gas coal effect fireplace, built-in storage cupboard with recess shelving unit and a door to the kitchen.

The kitchen has a range of base and eye level units, rolled edge preparation surfaces with inset composite sink and tile splash back surround. There is an integrated fridge, separate integrated freezer and freestanding gas oven with four ring gas hob and extractor fan canopy. The window to rear enjoys stunning far-reaching countryside views of the surrounding area. Doors providing access to the lower ground level and first floor.

On the lower ground floor, there is a hallway with doors providing access to a useful two chamber cellar, bathroom and wooden door providing access to the rear garden.

The bathroom has a pedestal wash hand basin, low-level WC, bath with electric shower over, wall mounted Worcester boiler and window to rear.

On the first floor landing there are doors providing access to the bedrooms. Bedroom one has a window to front. Bedroom two has useful built-in wardrobes, drawers and shelving units, window to rear enjoying stunning elevated countryside views of the surrounding area and staircase to second floor.

On the second floor, there is a useful attic room which has useful eaves storage, built-in wardrobes and cupboards and roof window to rear.

Outside, to the front of the property is a low maintenance courtyard area. To the side of the property is a shared passageway leading to the rear garden. To the rear is a good-sized lawned garden with hardstanding patio seating area at the foot of the garden.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.ambervalley.gov.uk

Our Ref: JGA/28092023

Local Authority/Tax Band: Amber Valley Borough Council / Tax Band B







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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