



£480,000

Moorfield Road, Belper DE56 0UA

Detached House | 5 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Extended Detached Family House
- 5 Bedrooms & 2 Reception Rooms
- Conservatory & Downstairs WC
- Utility Room
- Modern Shower Room
- No Chain
- High Sought After Village Location
- Driveway & Large Integral Garage
- Viewing Advised
- COUNCIL TAX BAND D

Property Description

Located in the highly regarded village of Holbrook and positioned close to all amenities is this extended detached family home located upon a corner plot position.

Main Particulars

Derbyshire properties are pleased to present this extended detached family home located in the highly regarded village of Holbrook. The property is offered with no chain and is in need of cosmetic refurbishment throughout. The property does however offer well proportioned living spaces, a corner plot position and spacious bedrooms. We believe the property will ideally suit families and an early internal inspection should be undertaken to avoid disappointment.

Entrance Hall

Entered via composite door from the front elevation, staircase to the 1st floor landing, internal doors accessing the lounge, dining room and guest cloakroom with useful under stairs storage cupboard.

Guest Cloakroom/WC

With WC, corner mounted wash hand basin, wall mounted single radiator and double glazed obscured window to the front elevation.

Living Room

With double glazed window to the front elevation, wall mounted radiator, TV and telephone points. The feature focal point of the room is an open fire with decorative stone surround and raised tiled hearth. Internal sliding doors provide access to:-

Dining Room

With internal window and door leading to the rear conservatory, wall mounted radiator and doorways accessing both the hallway and kitchen.

Conservatory

Constructed from a brick base and UPVC units, tiled floor covering and door to the side elevation.

Kitchen

Comprising of a range of wall and base mounted units with tiled worksurfaces incorporating a double stainless steel sink drainer unit. Integrated double oven, 5-ring gas hob with extractor hood over, double glazed windows to the rear elevation, undercounter space and plumbing for fridge and dishwasher. Internal door provide access to:-

Utility

Comprising of wall and base mounted units with roll top worksurface incorporating an additional stainless steel sink drainer unit. Undercounter space and plumbing for washing machine, vinyl wood effect floor covering, wall mounted radiator and double glazed window and door to the side elevation.

First Floor

Landing

Accessed via the main entrance hallway is this dual landing that provides access to all bedrooms and bathrooms with ceiling mounted loft access point.

Bedroom 1

Double glazed window to the rear elevation, bespoke shutters, wall mounted radiator and range of fitted bedroom furniture.

Bedroom 2

Double glazed window to the front elevation, wall mounted radiator and fitted wardrobes.

Bedroom 3

Double glazed window to the rear elevation, wall mounted radiator and fitted bedroom furniture. Bespoke Shutters to window.

Modern Shower Room

This recently refitted and remodelled modern shower room comprises of an encased WC with attached vanity unit. A large shower enclosure with mains fed shower and attachment over with complimentary glass shower screen. Modern wall coverings, double glazed obscured window, wood floor covering, wall mounted chrome heated towel rail and storage cupboards.

Bedroom 4 (Extension)

(Used as the master bedroom) with double glazed window to the front elevation, wall mounted radiator, range of fitted bedroom furniture to include wardrobes, chest of drawers, dressing table and inset sink.

Bedroom 5 (Extension)

With double glazed window to the rear elevation with bespoke blinds, fitted wardrobes, dressing table and vanity unit.

Outside

Located on a sizable corner plot position and having a pleasant frontage that comprises of a lawn, double width block paved driveway and integral garage with electric roller door. To the side elevation, the driveway continues in the form of a pathway that provides access via gate to the rear garden and set alongside an additional lawned area with inset shrubbery and hedgerow.

The rear garden is enclosed on all sides by timber fenced boundaries and is mainly laid to lawn with mature planted boundaries that provide high degrees of privacy from neighbouring properties. The garden also offers a spacious block paved patio which is ideal for outside entertaining.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-

operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

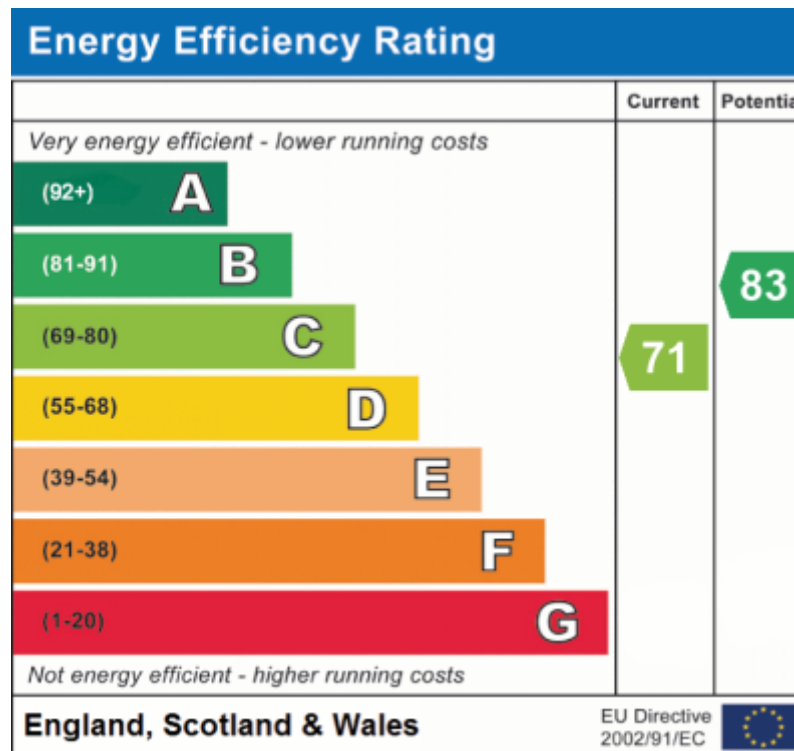
6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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