



£295,000

Mellors Lane, Belper DE56 0SY

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- No Upward Chain
- Well-presented and spacious accommodation throughout
- Three-bedroom semi-detached family home in a highly desirable residential location
- Enclosed rear garden with patio seating area, lawns, and well-stocked borders
- Close to Holbrook primary school and a local shop
- Detached brick-built garage with light and power
- Beautifully landscaped front garden with lawns, mature hedging, and block-paved pathways
- Situated in a highly desirable village location
- Council Tax Band B

Property Description

***** No Chain ***** Located in the highly regarded village of Holbrook, ideally positioned between Belper and Derby, this well-presented three-bedroom semi-detached family home offers the perfect blend of village charm and convenient access to local amenities, schools, and transport links.

Main Particulars

Derbyshire Properties are delighted to offer for sale this attractive and well-proportioned home, set within a highly desirable residential location.

The accommodation briefly comprises an entrance porch leading into a welcoming hallway, a spacious living room, separate sitting/dining room, fitted kitchen, and a bright garden room. To the first floor, the landing leads to three well-sized bedrooms, a separate WC, and a family bathroom. Externally, the property enjoys well-maintained front and rear gardens, a driveway providing off-road parking, and a detached garage.

This property would ideally suit a first-time buyer or a growing family, and early internal viewing is highly recommended to fully appreciate the space and potential on offer.

Entrance Porch

The entrance porch is accessed via a composite door from the front elevation, creating a light and welcoming first impression. It features tiled flooring, a double-glazed window to the side elevation, useful coat storage, and a doorway leading into the main entrance

Entrance Hall

The entrance hall offers a warm and inviting space, with a carpeted staircase rising to the first-floor landing and internal doors providing access to both the living room and the sitting/dining room.

Living Room

The main living room is a bright and spacious dual-aspect room, enjoying natural light from double-glazed windows to both the front and rear elevations. Additional features include decorative coving to the ceiling, two wall-mounted radiators, wall lighting, and a feature gas fire, creating a comfortable and relaxing living space.

Dining Room

The sitting/dining room features a double-glazed window to the front elevation, a wall-mounted radiator, and a useful under-stairs storage cupboard housing the wall-mounted gas combination boiler. A cast-iron log burner creates an attractive focal point, complemented by bespoke fitted storage within the chimney recess. An open archway leads seamlessly through to the kitchen, enhancing the flow of the ground floor living space.

Kitchen

The kitchen is fitted with a range of wall and base-mounted oak units with roll-top work surfaces, incorporating a sink and drainer unit with mixer tap and tiled splashbacks. There is space and plumbing for a washing machine, along with an integrated electric oven and a four-ring gas hob with extractor canopy over. Additional features include ceiling spotlights, a double-glazed window to the rear elevation, and a doorway providing access to the garden room.

Lean-to / Garden Room

This room provides a versatile additional living space, featuring a double-glazed window to the rear elevation, a door to the side, wood-effect vinyl flooring, and bespoke fitted shelving—ideal for use as a home office, playroom, or relaxation area.

First Floor

To the first floor, the landing features a double-glazed obscured window allowing for natural light, a wall-mounted radiator, and access to the loft.

Bedroom One

Bedroom one is a generously sized double room, featuring a double-glazed window to the front elevation that enjoys elevated views across Holbrook village. The room also benefits from a wall-mounted radiator and a range of fitted wardrobes and storage cupboards with mirrored doors, providing excellent storage space.

Bedroom Two

Bedroom two features a double-glazed window to the front elevation, a wall-mounted radiator, and a fitted wardrobe, offering a comfortable and practical space.

Bedroom Three

Bedroom three enjoys a double-glazed window to the rear elevation and a radiator, making it ideal as a child's bedroom, guest room, or home office.

Bathroom

The family bathroom is appointed with a modern two-piece suite comprising a slimline vanity unit and a bath with mains-fed shower and attachment over. Additional features include tiled flooring, a wall-mounted radiator, and a double-glazed obscured window.

Separate WC

The separate WC is fitted with a low-level WC and a double-glazed obscured window to the rear elevation.

Outside

Externally, the property boasts a beautifully landscaped front garden with well-maintained lawns, block-paved pathways, and mature hedgerow boundaries. A driveway provides off-road parking for two vehicles and leads to a detached brick-built garage with an up-and-over door, as well as light and power.

The rear garden offers a pleasant outdoor space, featuring a paved patio area, two sections of well-kept lawn, and enclosed timber fence boundaries with well-stocked flowerbeds and borders. Further benefits include a useful timber garden shed, outside lighting, and an external water tap.

Disclaimer

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

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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