



Vicarwood Avenue,  
Holbrook, Belper  
DE56 0UG

**£350,000 Freehold**



THIS IS AN INDIVIDUAL TWO OR THREE BEDROOM DETACHED CHALET STYLE PROPERTY WHICH IS SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC IN THIS SOUGHT AFTER SEMI RURAL LOCATION.

Being situated at the head of Vicarwood Avenue, this two or three bedroom detached property provides a lovely home which will suit a range of people, from families to people who are looking for more of a bungalow style property that is positioned on a good size plot with private gardens to the rear. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we do recommend that interested parties take a full inspection so they are able to see all that is included in this lovely home for themselves. Although the property has a semi rural setting on the outskirts of Derby, it is within easy reach by car to many local amenities and facilities provided by the nearby area and to excellent transport links, all of which have helped to make this a very convenient rural location in which to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of gas central heating and double glazing. Being sold with the benefit of NO UPWARD CHAIN and it includes a reception hall, lounge, separate dining room, a further reception room or third bedroom, the kitchen is extensively fitted with cream gloss units and has integrated appliances and there is a ground floor shower room/w.c. To the first floor the landing leads to two double bedrooms, with one of the bedrooms having an en-suite bathroom and from the bathroom there are two doorways leading to the attic space which provides an excellent storage facility for the property. Outside there is a part integral garage (24ft x 9ft3) a drive and stepped garden at the front, paths which run to the front door and down the right hand side of the property to the door which takes you to the kitchen and also leads around the rear of the property and the garden at the rear has a patio with steps leading onto a large garden area, there is a further patio at the bottom of the garden, a summerhouse will remain at the property when it is sold and the gardens are kept private by having fencing to the boundaries.

The property is within a short drive of many local amenities and facilities with there being various supermarkets within a few minutes drive away, schools for all ages are also within easy reach, healthcare and sports facilities including several golf courses, walks in the surrounding picturesque countryside and there are excellent transport links which get you to the motorway network and to other towns and cities, as well as there being Derby train station and East Midlands Airport.



## Reception Hall

UPVC front door with two inset glazed panels, cloaks cupboard with cupboards over, stairs leading to the first floor, radiator and wooden flooring.

## Dining Room

11'5 x 10'5 approx (3.48m x 3.18m approx)

Double glazed window to the rear, radiator, cornice to the wall and ceiling and double opening Georgian glazed doors leading to:

## Lounge/Sitting Room

17'6 x 11'5 approx (5.33m x 3.48m approx)

Double glazed patio doors leading out to the rear garden, feature stove effect fire set in a fireplace with a granite hearth, cornice to the wall and ceiling and a radiator.

## Bedroom 3/Snug

8'6 x 7'3 approx (2.59m x 2.21m approx)

Double glazed window to the front, radiator, cornice to the wall and ceiling and an understairs storage cupboard with power points.

## Kitchen

10'6 x 8'6 approx (3.20m x 2.59m approx)

The kitchen has cream gloss units with brushed stainless steel fittings and granite work surfaces and includes a sink with a mixer tap and a four ring Neff hob set in the granite work surface which extends to three sides and has cupboards, an integrated dishwasher, automatic washing machine, pull out racked system to one corner cupboard and fitted carousels to another corner cupboard and drawers below, Neff oven and warming drawer with cupboards above and below, pull out racked storage system, Neff microwave oven with fridge under and cupboard over, matching eye level wall cupboards with lighting under, double glazed window to the front, radiator, half double glazed door leading out to the side of the property, tiled flooring and cornice to the wall and ceiling.

## Shower Room

The shower room is fully tiled and has a walk-in shower with a mains flow shower system, tiling to three walls and a glazed sliding door and protective screen, hand basin with a mixer tap and double cupboard and drawers under and a mirror with shelving and lighting to the wall above, corner w.c., chrome ladder towel radiator, opaque double glazed window, recessed lighting to the ceiling, upright shelved vanity cupboard with drawer and tiled flooring.

## First Floor Landing

Cornice to the wall and ceiling and doors to:

## Bedroom 1

11'4 x 11'3 approx (3.45m x 3.43m approx)

Double glazing with with blind to the rear, radiator, double wardrobe with mirrored sliding doors providing hanging space and shelving.

## En-Suite Bathroom

The en-suite to the main bedroom has a P shaped bath with a mixer tap and hand held shower, pedestal wash hand basin with a mixer tap and low flush w.c., fitted surface with cupboards under, radiator, walls tiled to the bath, sink and w.c. areas, Velux window, tiled flooring, recessed lighting to the ceiling, extractor fan and a mirror with light to one wall and there is a door leading to one of the attic storage spaces.

## Main Attic Storage Space

There is a second door from the en-suite bathroom to the main attic where the Baxi boiler is housed, there is a light, boarding to the floor, shelving to one wall and this area provides an excellent storage facility for the property.

## Bedroom 2

13'6 x 9'7 approx (4.11m x 2.92m approx)

Double glazed window with fitted vertical blind to the side, range of built-in wardrobes with mirrored panels to two doors with the wardrobes providing hanging space and shelving, fitted drawer units to either side of the bed position with glazed shelving, matching drawer unit and a radiator.

## Outside

At the front of the property there are steps with a hand rail leading from the pavement to a path which extends to the door and via a gate to the front door which takes you into the kitchen. The front garden is stepped and has a lawn with established borders, there is a drive in front of the garage and an outside tap and external power point are provided.

At the rear of the property there is slatted patio with steps and paths leading onto a lawned garden which has beds and fencing to the sides with there being a circular patio area at the bottom of the garden and to the left hand side there is a summerhouse which has a slatted storage area behind. There are external power points, an outside water supply and outside lighting provided at the rear of the property.

## Garage

24' x 9'3 approx (7.32m x 2.82m approx)

The adjoining garage has a roller electric remote controlled shutter door to the front, a window to the rear, a door with an inset glazed panel leading out to the rear garden and power and lighting is provided.

## Summerhouse

10' x 7' approx (3.05m x 2.13m approx)

The summerhouse is positioned to the left hand side of the property and this has double opening glazed doors and full height windows to the front and side.

## Council Tax

Band D

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 4mbps Superfast 49mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

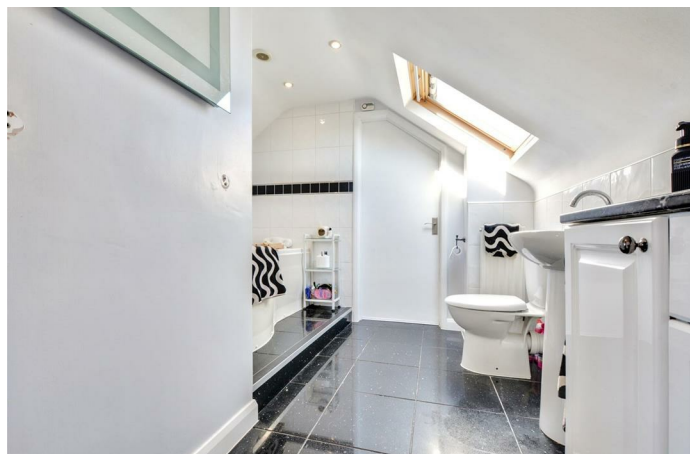
Flood Risk – No, surface water very low

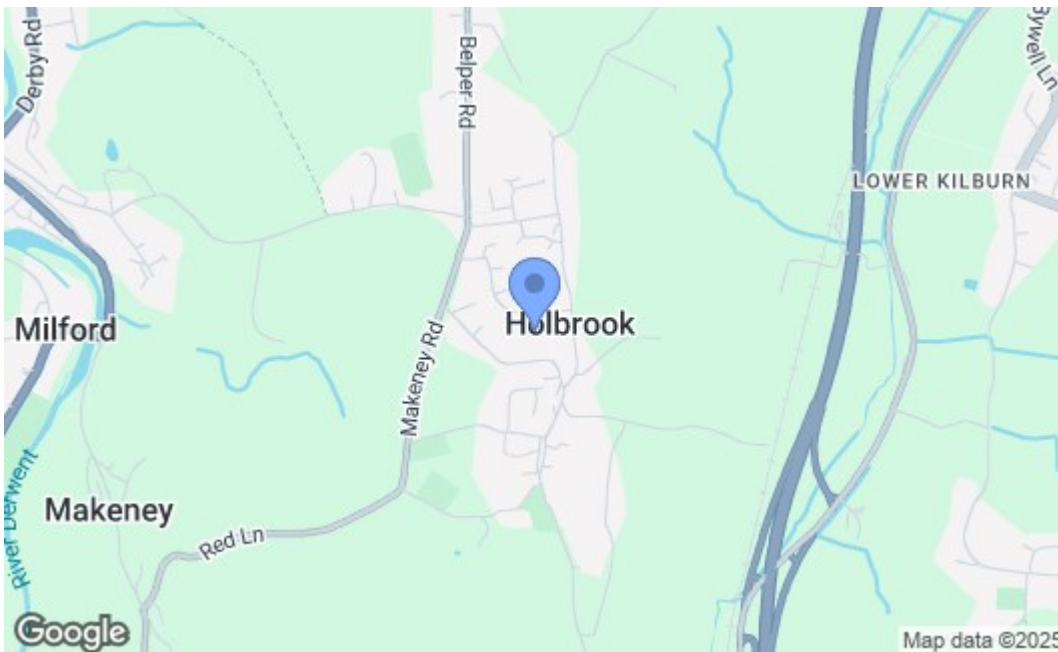
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.