



Smartmove Homes

Sales, Lettings and New Homes



Holly Bank, Main Road | Leabrooks | Alfreton | DE55 1LA

Deceptively large structurally detached family home, featuring in addition a self contained guest Annexe and a second Annexe/studio. This spacious property offers a fantastic enclosed rear garden perfect for family gatherings and relaxation. Enjoy the convenience and security of a carport with an electric roller shutter door providing ample off-road and secure parking. Internally the home boasts multiple spacious reception rooms plus a stunning feature original large Victorian Minton tiled hallway. The house also boasts a luxurious bathroom suite, utility room and ample storage this remarkable residence perfectly blends comfort and style, perfect for a large family and in addition, having the potential opportunity of running a business (utilising the 2 annexes) Viewing the VIDEO tour is highly recommended.

Asking Price Of £269,950

- DECEPTIVELY LARGE PROPERTY
- THREE/FOUR BEDROOMS
- STRUCTURALLY DETACHED
- SELF CONTAINED ANNEX
- LUXURY BATHROOM



Property Description

GROUND FLOOR

PORCH

Door to front elevation and Minton tiled floor.

ENTRANCE HALL

Door to the front elevation, continued Minton tiled floor, central heating radiator and stairs leading up to the first floor landing with raw iron rods, carpet runner and under stairs storage cupboard.

LIVING ROOM

Bow window to front elevation, central heating radiator and ethanol fireplace with surround and granite hearth.

DINING ROOM

Spacious dining area with windows to the side and rear elevation, laminate floor, central heating radiator and a feature wall with an inset space for a TV.

FITTED KITCHEN

Modern fitted kitchen with matching base and wall units, worktops with inset composite sink and drainer, integrated dishwasher, space for a tall fridge freezer and built in gas hob with electric oven and extractor fan over. Door and window to side elevation, tiled floor and central heating radiator.

UTILITY ROOM

Fully tiled floor and walls, tiled work surface with space for a under counter fridge and space and plumbing for washing machine and tumble dryer.

ANNEXE ONE/STUDIO

Attached to the main house is a spacious brick built studio with LED lighting, tiled floor and double glazed windows and doors.

Kitchenette with work surfaces, inset sink and drainer and space and plumbing for washing machine.

Shower room comprising of a single corner shower unit with mains fed shower over, WC and wash basin over vanity unit. Obscure window to side elevation, LED lighting and underfloor heating.

FIRST FLOOR

FIRST FLOOR LANDING

Gallery landing with central heating radiator and access to the loft.

MASTER BEDROOM

Large double bedroom with window to the side and rear elevation, built in wardrobes and central heating radiator.

BEDROOM TWO

Large double bedroom with window to front elevation and central heating radiator.

BEDROOM THREE

Double bedroom with window to front elevation and central heating radiator.

BATHROOM

Large luxury four piece bathroom suite comprising of stand alone roll top bath with claw feet, 1 1/2 shower cubicle with mains fed shower unit over, pedestal wash basin and WC. Built in storage cupboard housing the combi boiler system, fully tiled floor and obscure window to rear elevation.

OUTSIDE

REAR GARDEN

Large enclosed and private mature garden with a patio and a second wooden decked area, laid lawn with planted borders and fruit trees. Outside water tap and power.

OFF ROAD PARKING

Carport with electric roller shutter door to the front, power and lighting. Off road parking for 2/3 vehicles.

ANNEXE TWO

Self contained guest accommodation. Double bedroom kitchen lounge, bathroom with electric shower. This building is separate to the house with its own fuse board and combi boiler.

KITCHEN

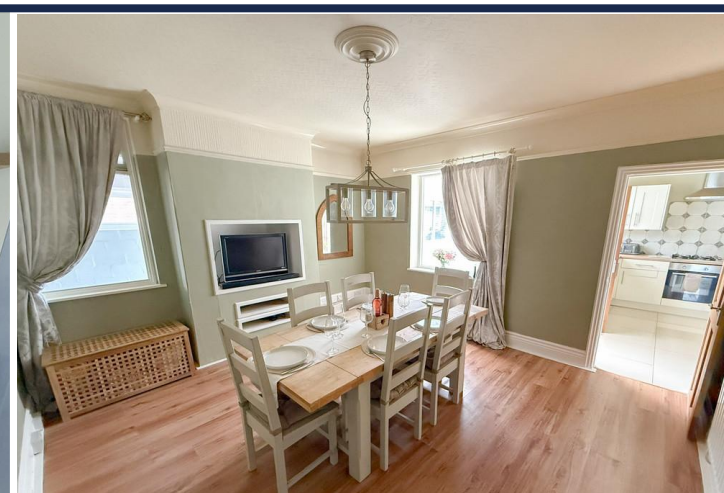
Modern fitted kitchen with matching wall and base units, work surface with inset sink and drainer, built in electric oven and hob with extractor fan over, space for a under counter fridge and space and plumbing for a washing machine. Tiled floor and side panelled window to front elevation.

LIVING ROOM

Living room with window to front elevation, LED lighting and central heating radiator.

BEDROOM FOUR

Double bedroom with space for wardrobes, window to front elevation, LED lighting and central heating radiator.





EN-SUITE SHOWER ROOM

Three piece modern suite comprising of single shower unit with electric shower over, pedestal wash basin over and WC. Fully tiled room, LED lighting, extractor fan and electric heated towel rail.

EPC/TENURE

EPC - E

TENURE - FREEHOLD

ADDITIONAL INFORMATION - BOTH THE MAIN HOUSE AND THE SELF CONTAINED ANNEXE HAVE THEIR OWN COMBI BOILER SYSTEM AND ELECTRICAL COSUMER UNITS.



Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements