

Home 2 Sell

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## Springfields Laund Hill

Belper, DE56 1FH

£425,000



Occupying a popular and convenient location is this attractive traditional built executive detached bungalow residence representing an ideal opportunity for the discerning purchaser looking to acquire a spacious versatile and beautifully presented accommodation, situated on the East side of Belper known as Laund Hill. Benefitting from a fine aspect and views of the surrounding countryside and area. The property has gated access with a sweeping gravel driveway culminating in a parking area and integral garage with electric roller shutter door. A special feature of the sale are the delightful gardens which have a patio sun terrace being block paved with ornate railings and steps to the front fore garden and drive. Having a timber summer house with lawn having established well stocked borders, with a most interesting variety of plants shrubs, perennials and ornamental trees. To the rear of the property enjoys a delightful aspect with lawns, well stocked borders, kitchen garden and timber garden shed. Internally the property is finished to a high standard offering well equipped and proportioned living accommodation along with the benefit of sealed unit PVCu double glazing and gas central heating. A recommended internal inspection will reveal an entrance porch, reception hall, lounge with feature fireplace, open plan dining kitchen, lobby, utility and storage area, guest cloakroom WC and courtesy door to the integral garage. Having two very well proportioned double bedrooms and a family bathroom having a four piece suite. Viewing Essential. NO UPWARD CHAIN.



### Entrance Porch

Having PVCu double doors with leaded double glazed inserts and a ceramic tiled flooring.

### Reception Hall

Having a wooden door with glazed inserts and twin side panels, central heating radiator, coving to the ceiling and two wall lights.

### Lounge

12'11" reducing 11'5" x 14'11" (3.94m reducing 3.49m x 4.55m )

Having a PVCu double glazed bow window to the front elevation enjoying a fine aspect, central heating radiator, coving to the ceiling and light. The focal point of the room is an inset gas coal effect living flame fire wit raised tile hearth and wooden mantle. Television point.

### Dining Kitchen

14'9" reducing 11'11" x 12'10" (4.50m reducing 3.64m x 3.93m )

This generously proportioned kitchen has a range of oak fronted base wall and matching drawer units with work surfaces over incorporating a one an a half sink drainer unit with chrome Swan neck mixer tap. Integrated electric fan assisted oven with four ring gas hob, complimentary splash back tiling, central heating radiator, cupboard with space for a free standing fridge freezer, PVCu double glazed opaque window and PVCu double glazed window to the rear garden aspect, oak flooring, electric fire, spot lights and ceiling light.

### Lobby

Having a PVCu door to the rear garden aspect, ceiling light and laminate tile effect flooring. Courtesy door to garage.

### Storage Area

Having laminate tile effect flooring, ceiling light and a PVCu double glazed opaque window to the side elevation.

### Utility

Having laminate wood grain effect flooring, PVCu double glazed opaque window to the side elevation, ceiling light and space and plumbing for an automatic washing machine.

### WC

Having a two piece suite comprising of a close couple WC and wall mounted hand wash basin. PVCu double glazed opaque window to the side elevation, laminate tile effect flooring, complimentary part wall tiling and ceiling light.

### Integral Garage

Having an electric roller shutter door.

### Bedroom One

14'4" x 12'11" (4.38m x 3.94m )

This very generously proportioned room has a PVCu double glazed window to the front elevation enjoying a fine aspect, central heating radiator, coving to the ceiling and light.

### Bedroom Two

12'10" x 10'11" (3.93m x 3.35m )

Having a PVCu double glazed window to the rear garden aspect, central heating radiator and ceiling light.

### Family Bathroom

Having a four piece suite comprising of a close couple WC, pedestal hand wash basin, free

standing bath with claw feet and a tiled shower enclosure having a Triton electric shower. Chrome ladder style heated towel rail, PVCu double glazed opaque windows to the rear, laminate wood grain effect flooring, airing cupboard housing the domestic hot water tank, complimentary part wall tiling and ceiling light.

### Outside

The property has gated access with a sweeping gravel driveway culminating in a parking area and integral garage with electric roller shutter door. A special feature of the sale are the delightful gardens which have a patio sun terrace being block paved with ornate railings and steps to the front fore garden and drive. Having a timber summer house with lawn having established well stocked borders, with a most interesting variety of plants shrubs, perennials and ornamental trees. To the rear of the property a delightful aspect with lawns, well stocked borders and kitchen garden and timber garden shed.

### Area

Springfields is situated approximately a mile from the centre of Belper which provides an excellent range of amenities including shops, schools and

recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

### Directional Note

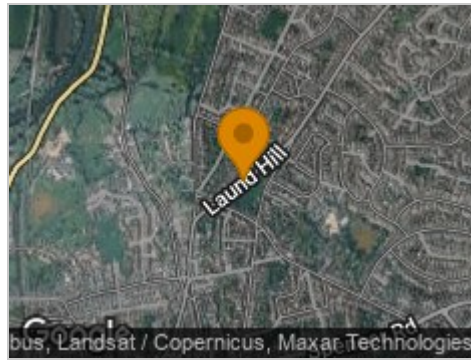
From our Belper office proceed along and past the Market Place taking a left-hand turn onto Chesterfield Road. Proceed along Chesterfield Road which becomes Laund Hill at the top of the hill and on the right is a recreational ground. At the end of this ground and on the opposite side of the road is a private road which leads to the property. Go over the speed humps and at the top turn left onto a private lane under some trees. Springfields is then found at the end.



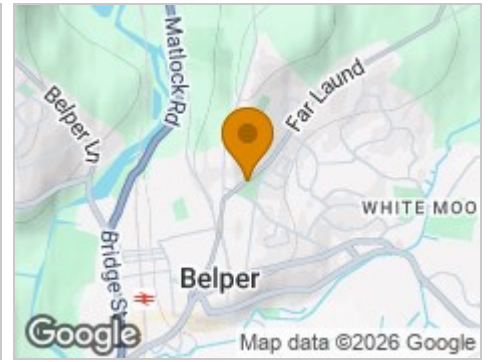
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### GROUND FLOOR

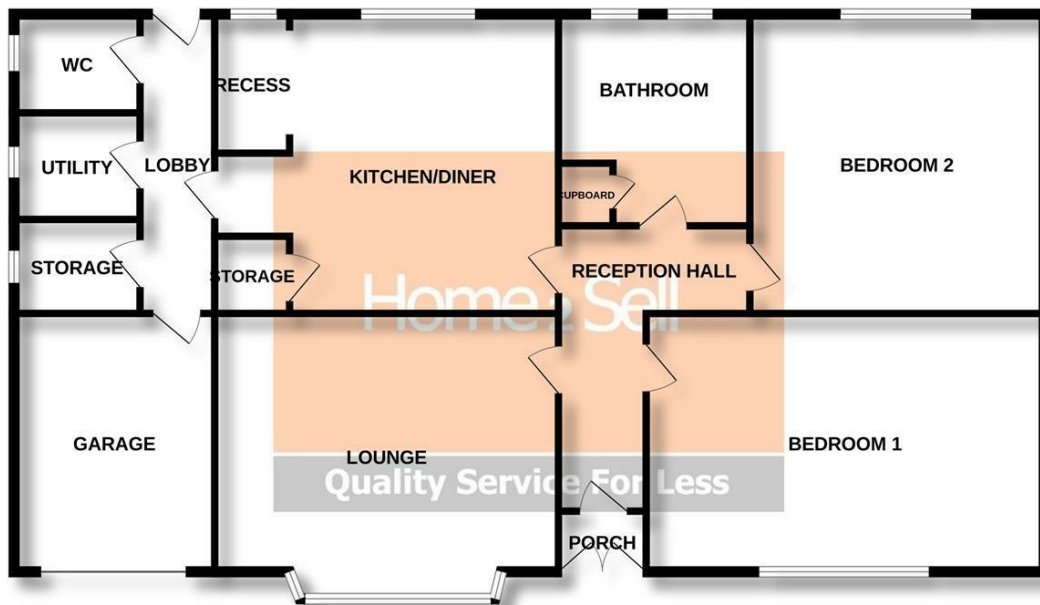
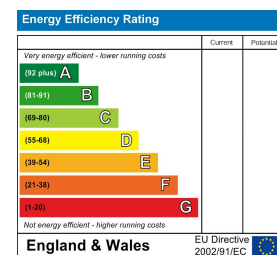


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## Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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