

Home 2 Sell

Quality Service For Less



58 Far Laund

Belper, DE56 1FJ

£325,000



Home2sell are delighted to offer this sympathetically extended, three bedroomed semi detached family home which represents an excellent opportunity for the discerning purchaser looking to acquire a spacious and well proportioned residence in a convenient and very popular location. Supplemented by sealed unit PVCu double glazing, gas central heating and enjoying ample off road parking. Accommodation comprising in brief of entrance hall, shower room having a three piece suite, living room with feature fireplace, formal dining room, fitted kitchen and utility. Lounge and PVCu conservatory. To the first floor landing three well proportioned bedrooms and a family bathroom having a three piece suite. Outside to the front of the property is a driveway providing generous and ample off road parking. With out doubt a special feature of the sale is the delightful large rear garden which enjoys a most pleasant aspect having a decked sun terrace immediately to the rear making an ideal space for el fresco dining and entertaining with steps to a large paved patio area, shed, greenhouse and a large lawn. Viewing Essential. No Upward Chain.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

Having a storm porch vestibule the property is entered via a PVCu door having glazed inserts and opaque side window, central heating radiator and stairs off to the first floor landing.

Shower Room

This wet room has complimentary tiling, walk in shower with thermostatically controlled rain head shower, close couple WC, hand wash basin, radiator and a PVCu double glazed window to the front elevation.

Living Room

11'2" x 10'7" (3.42m x 3.23m)

Having a PVCu double glazed window to the front elevation, engineered oak wooden flooring, coving to the ceiling, ceiling rose and light. The focal point of the room is a gas living flame fire set on a granite hearth with matching back drop and wooden surround.

Dining Room

8'11" x 10'5" (2.72m x 3.18m)

Having an engineered oak flooring, ceiling light, double doors to the lounge and being open plan to the fitted kitchen.

Lounge

17'0" x 12'9" (5.19m x 3.89m)

This generously proportioned room has feature wall panelling, PVCu double glazed window to the side elevation, two central heating radiator, bi fold doors to the conservatory and ceiling light.

Conservatory

11'5" x 10'11" (3.48m x 3.34m)

Having a PVCu sealed unit conservatory with a polycarbonate roof system. PVCu French door to the rear elevation and central heating radiator.

Fitted Kitchen

11'2" x 9'6" extending 13'5" max (3.41m x 2.92m extending 4.11m max)

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with worksurfaces over incorporating an inset sink drainer unit with chrome mixer tap. Having a stainless steel Range style cooker with extractor canopy over, centre island and breakfast bar, tiled flooring and PVCu French doors opening to the rear garden aspect. Integrated dishwasher, space for free standing fridge freezer, space for microwave oven and recessed ceiling lighting.

Utility Room

Having matching base and wall units with work surfaces over, space and plumbing for an automatic washing machine and a PVCu double glazed window to the side elevation.

To the first floor landing

Having access to the loft void and a PVCu double glazed window to the side elevation.

Bedroom One

12'3" x 10'11" (3.74m x 3.35m)

Having fitted wardrobes and drawers, PVCu double glazed window to the front elevation, central heating radiator, wood grain effect flooring and ceiling light.

Bedroom Two

9'7" x 9'8" (2.94m x 2.97m)

Having two fitted wardrobes, PVCu double glazed window to the rear elevation enjoying a fine aspect and roof top views. Central heating radiator and ceiling light.

Bedroom Three

6'3" x 6'2" (1.92m x 1.88m)

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light.

Family Bathroom

Having a three piece suite comprising of a cast iron free standing bath with Mira electric shower over, close couple WC and a pedestal hand wash basin. Complimentary floor and wall tiling, central heating radiator and a PVCu double glazed window to the rear elevation.

Outside

Outside to the front of the property is a driveway providing generous and ample off road parking. With out doubt a special feature of the sale is the delightful large rear garden which enjoys a most pleasant aspect having a decked sun terrace immediately to the rear making an ideal space for el fresco dining and entertaining with steps to a large paved patio area, shed, greenhouse and large lawn area.

Area

58 Far Laund is situated approximately half 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

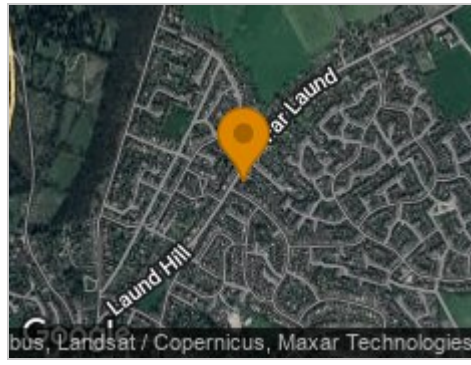
Leave Belper along Chesterfield Road which becomes Laund Hill and eventually Far Laund. Number 58 can be found on the right hand side clearly denoted by our distinctive Home2sell for sale board.



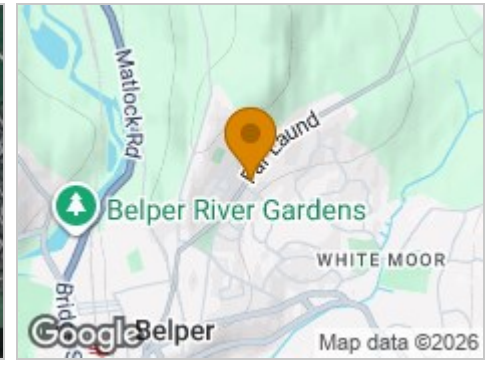
Road Map



Hybrid Map



Terrain Map



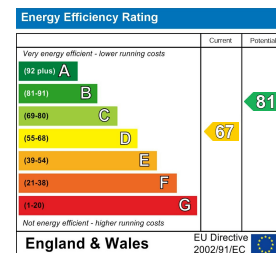
Floor Plan



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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