

Home 2 Sell

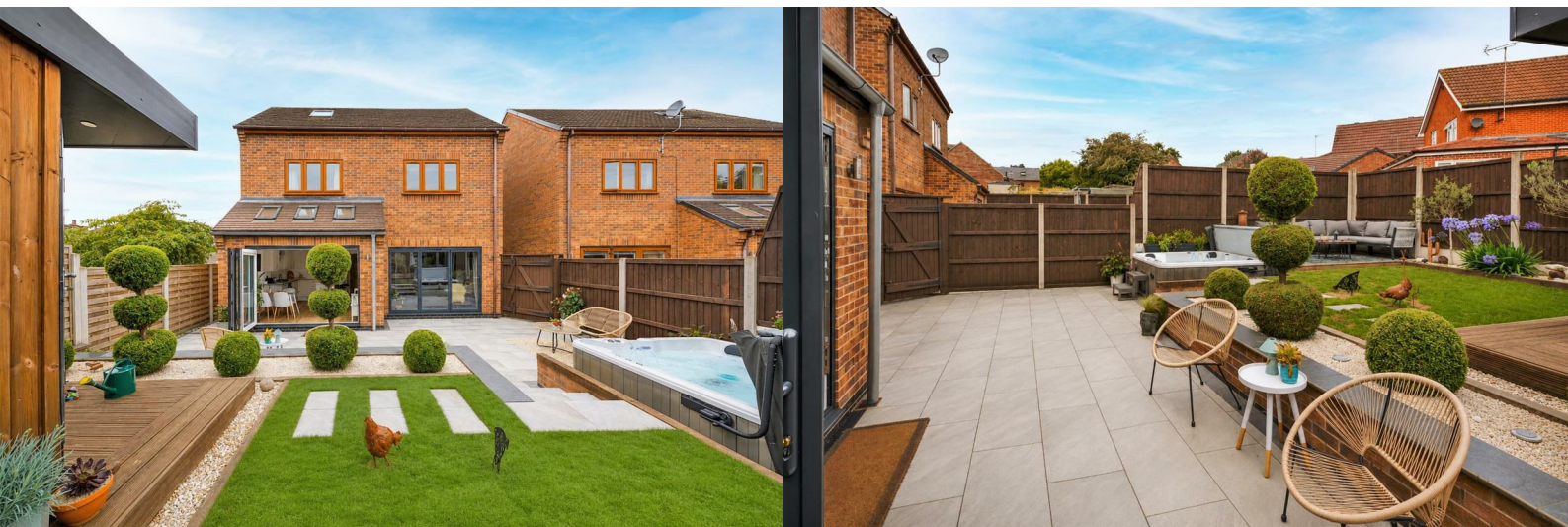
Quality Service For Less



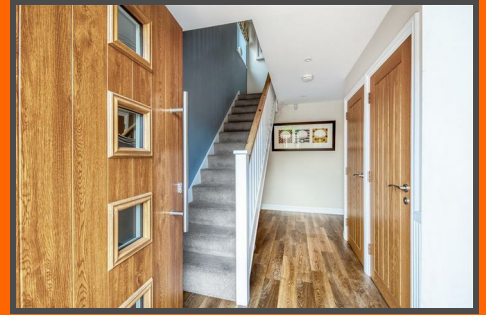
24b Laund Avenue

Belper, DE56 1FL

£525,000



An amazing opportunity for the discerning purchaser to acquire this very special family home of style and distinction located in a popular and much sought after area of Belper Derbyshire. The residence is presented to an exceptionally high standard throughout and is beautifully presented both inside and outside. The accommodation comprising in brief of; ,reception hall, guest cloakroom/WC, utility room, lounge with bi fold doors to the rear garden aspect and a most impressive open-plan fitted kitchen/breakfast room having a range of integrated appliances, central island and bifold doors to the rear garden aspect. To the first floor, a spacious landing leads to three well proportioned bedrooms and a luxury bathroom having a four-piece suite. To the second floor a master bedroom having a double doors with Juliet balcony to the front elevation, dressing room and a en suite shower room having a three piece suite. Outside the property stands in a prominent position with block paved driveway providing ample off-road parking and leading to the integral single garage having an electric up and over door. A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having a patio terrace immediately to the rear with space for a hot tub and steps to a garden being laid to lawn with raised well stocked borders, lighting and further sun terrace. There is a quality 'Cabin Master' garden room having power and light. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

Having a storm porch canopy with light the property is entered via a composite door, 'Karndean' wood grain effect flooring, oak internal doors, central heating radiator and recessed ceiling lighting and stairs off to the first floor landing. Useful storage cupboard having 'Karndean' flooring and recessed light.

Guest Cloakroom WC

Having a two piece suite comprising of a vanity hand wash basin with fitted draws and a close couple WC. Central heating radiator, 'Karndean' wood grain effect flooring and a PVCu double glazed opaque window to the front elevation.

Utility Room

8'1" x 6'2" (2.48m x 1.90m)

Having a range of base wall and matching drawer units with work surface over incorporating a stainless steel sink drainer unit with chrome Swan neck mixer tap. Cupboard housing the BAXI gas boiler which services the domestic hot water and central heating system. Composite door with glazed insert to the side access, recessed ceiling lighting, 'Karndean' flooring, central heating radiator, space and plumbing for an automatic washing machine and space for a tumble dryer.

Garage

16'6" x 10'6" (5.05m x 3.22m)

Having a remote controlled electric roller shutter door, power and light.

Lounge

14'5" x 12'0" (4.40m x 3.68m)

Having Aluminium Bi-fold doors to the rear garden aspect, central heating radiator, recessed ceiling lighting and central heating radiator.

Luxury Breakfast Kitchen

18'10" reducing 16'2" x 11'10" (5.75m reducing 4.95m x 3.61m)

This most impressive room has Aluminium bi-fold doors to

the rear garden aspect with three Velux skylight windows and recessed ceiling lighting. The kitchen is comprehensively fitted with a range of base wall and matching drawer units with complimentary work surfaces over having a centre island with an inset stainless steel one and half sink drainer unit with swan neck mixer tap and breakfast bar seating area. Integrated electric fan assisted oven with gas hob and angle stainless steel extractor canopy over. Integrated fridge freezer, integrated dishwasher, coffee station with vertical sliding door and having space for a microwave oven. Wine rack, Karndean flooring, central heating radiator and Television point.

To the first floor landing

Having recessed ceiling lighting, useful under stairs storage, PVCu double glazed window to the side elevation, central heating radiator and stairs off to the second floor master bedroom suite.

Bedroom Two

12'1" x 9'3" (3.69m x 2.82m)

Having a PVCu double glazed window to the front elevation, central heating radiator, recessed ceiling lighting, television and telephone jack point. Fitted wardrobes.

Bedroom Three

12'0" x 8'11" (3.68m x 2.74m)

Having a PVCu double glazed window to the rear elevation, central heating radiator, fitted wardrobes and recessed ceiling lighting.

Bedroom Four

9'1" x 12'0" reducing 8'7" (2.77m x 3.68m reducing 2.63m)

Having mirror fronted 'Slide robes' wardrobe, PVCu double glazed window to the rear elevation, central heating radiator and recessed ceiling lighting.

Family Bathroom

Having a four piece suite comprising of a bath with panelled side, pedestal hand wash basin, close couple WC and shower enclosure having a thermostatically

controlled shower with rain head. Useful storage cupboard, recessed ceiling lighting, extractor fan and a PVCu double glazed opaque window.

To the second floor landing

Staircase with Velux window and recessed ceiling lighting.

Master Bedroom Suite

12'0" extending 18'7" x 15'2" reducing 11'8" (3.68m extending 5.67m x 4.63m reducing 3.58m)

This most impressive room has PVCu double-glazed French doors opening to a Juliet balcony, Velux skylight, recessed ceiling light, central heating radiator, TV point, two eaves storage.

Dressing Room

5'6" x 5'5" (1.69m x 1.67m)

Having hanging and storage space.

En suite Shower Room

Having a three piece suite comprising of a close coupe WC, pedestal hand wash basin and a shower enclosure with wall-mounted 'Mira' electric shower. Complimentary wall tiling, Velux skylight, recessed ceiling lighting, chrome heated towel rail and extractor fan.

Outside

Outside the property stands in a prominent position with block paved driveway providing ample off-road parking and leading to the integral single garage having an electric up

and over door. A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having a patio terrace immediately to the rear with space for a hot tub and steps to a garden being laid to lawn with raised well stocked borders, lighting and further sun terrace. There is a quality 'Cabin Master' garden room having power and light.

Area

24b Laund Avenue 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

Leave Belper along Chesterfield Road, which becomes Laund Hill and eventually Far Laund. Turn right onto Laund Avenue where number 24b can be found at the bottom of the cul de sac on the left hand side.



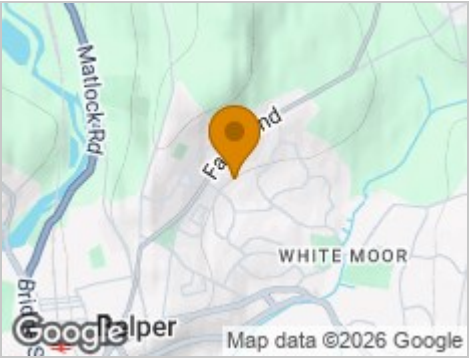
Road Map



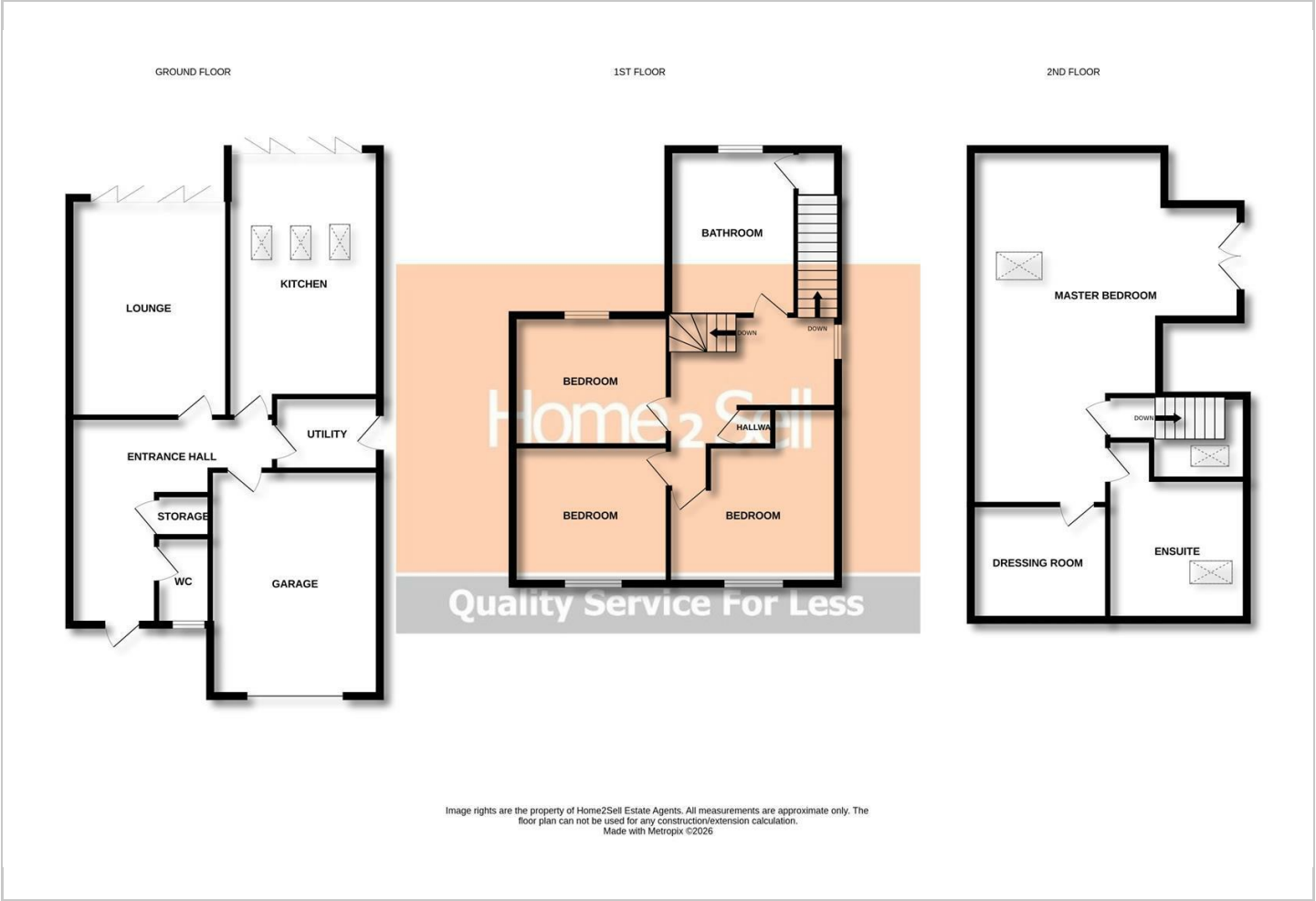
Hybrid Map



Terrain Map



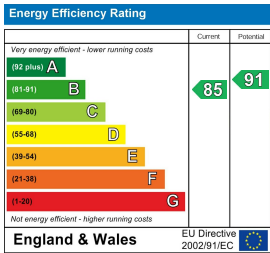
Floor Plan



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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