

Home 2 Sell

Quality Service For Less



## 139 Far Laund

Belper, DE56 1FN

Offers Around £350,000



Home2sell are delighted to offer this magnificent Three bedroomed detached family residence situated on the side of Belper known as Far Laund. The property is approached via a tarmac driveway and culminates to a parking area with a tandem garage, utility and workshop. Having fore garden laid to lawn with established border and a delightful rear garden laid mainly to lawn that backs directly on to open fields. Internally the property is finished to a high standard offering well equipped and proportioned living accommodation along with the benefit of gas central heating. A recommended internal inspection will reveal an entrance hall with staircase to the first floor landing, a generous lounge with a beautiful fireplace having a multi fuel burning stove and open plan dining room and a fitted kitchen with built in appliances. To the first floor landing three well proportioned bedrooms and family bathroom having a three piece suite. The property enjoys a delightful location and is situated within easy reach of the thriving town centre of Belper which has an excellent range amenities including shops, supermarkets, public houses/restaurants and the train station. Viewing Essential.



### Entrance Hall

Having a storm porch vestibule with terrazzo tiled flooring the property is entered via a hardwood door with leaded window and matching side window. Useful under stairs storage with opaque window to the side elevation. Stair off to the first floor landing and ceiling light.

### Kitchen

9'11" x 8'4" (3.04m x 2.55m )

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with work surfaces over incorporating a stainless steel sink drainer units chrome mixer tap. Integrated electric oven with electric four ring hob having an stainless steel extractor canopy over. Space for a dishwasher, space and plumbing for an automatic washing machine and space for a fridge. Complimentary splash back tiling, central heating radiator, ceramic tiled flooring, windows to the side and rear elevations and door to the rear aspect.

### Open Dining Room

12'1" x 9'0" extending 11'7" (3.69m x 2.75m extending 3.55m )

Having Aluminium double glazed sliding doors to the rear garden aspect. Central heating radiator, coving to the ceiling and light.

### Lounge

10'11" x 11'7" reducing 10'7" (3.35m x 3.54m reducing 3.23m )

Having a walk in bay double glazed window to the front elevation, central heating radiator, coving to the ceiling and wall lights. Having an inset log burning stove set on a polished hearth with ornate wooden surround. Television point.

### To the first floor landing

Having a double glazed window to the side elevation, access to the loft void and ceiling light.

### Bedroom One

12'2" x 11'6" (3.72m x 3.52m )

Having a window to the rear elevation enjoying the fine aspect and views, central heating radiator and ceiling light.

### Bedroom Two

10'11" extending 11'7" x 10'11" (3.35m extending 3.54m x 3.33m )

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

### Bedroom Three

7'4" x 8'5" (2.26m x 2.57m )

Having a window to the rear elevation with fine aspect and view, central heating radiator and ceiling light.

### Family Bathroom

Having a three piece suite comprising of a bath with panelled side and thermostatically controlled shower over, pedestal hand wash basin and a close couple WC. Complimentary wall tiling, double glazed window to the side and front elevations and electric heated towel rail. Airing cupboard housing the domestic hot water cylinder. Vinyl flooring and ceiling light.

### Outside

To the front a tarmac driveway provides ample off road parking for several vehicles leading to the tandem garage. With a mature fore garden having lawn with well stocked borders.

A special feature of the sale is the delightful rear garden which enjoys a fine aspect with a sitting area immediately to the rear giving way to a lawn with stocked established borders and backing directly on to open fields.

### Garage

34'3" x 9'3" max (10.45m x 2.84m max )

Having power and light.

### Utility

With WC, power and water tap.

### Coal House

Useful storage space.

### Workshop

With power.

### Area

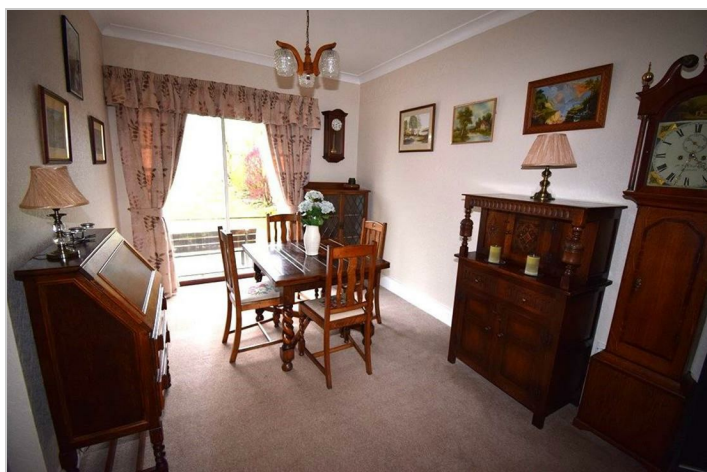
139 Far Laund is situated approximately a half mile from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's 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 the Home2Sell office at Market Place and proceed up the hill turning left onto Chesterfield Road. Continue along and into Far Laund, the property is located on the left hand side clearly denoted by our distinctive Home2sell for sale board.



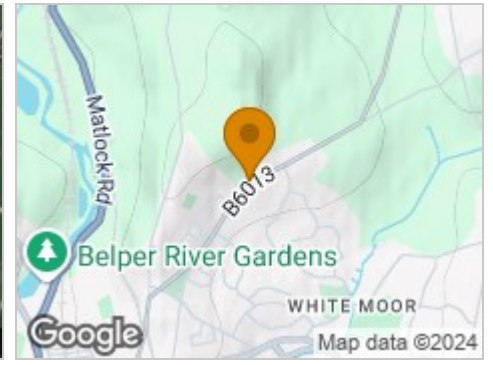
## Road Map



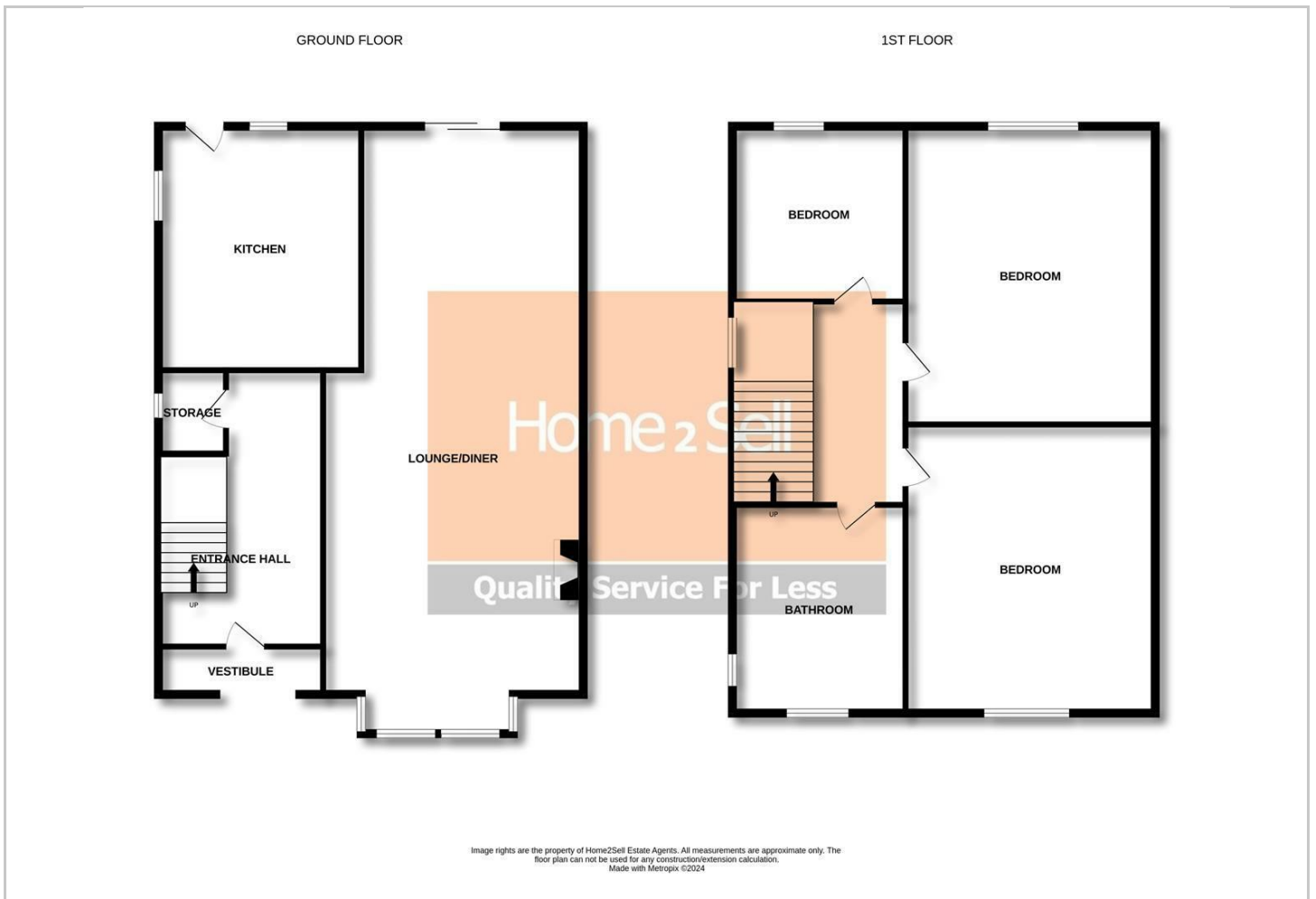
## Hybrid Map



## Terrain Map



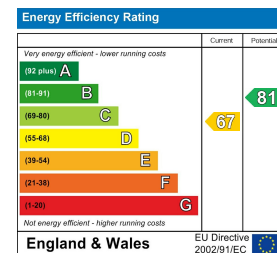
## Floor Plan



## 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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