

Home 2 Sell

Quality Service For Less

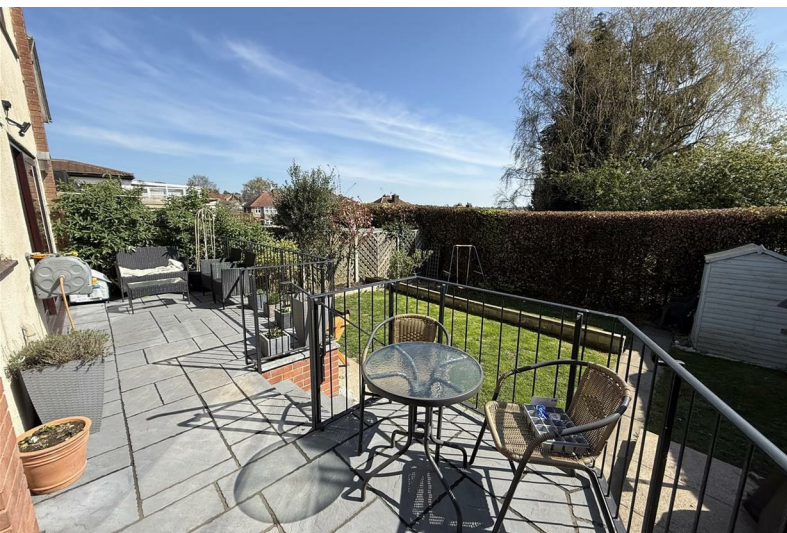


54 Far Laund

Belper, DE56 1FJ

£325,000

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Home2sell are delighted to offer for sale this three/four bedroomed detached property with integral annex positioned in a popular and sought after location which represents an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and superbly presented family home. The property has the benefit of double glazing and gas central heating and a recommended internal inspection will reveal: entrance porch, generously proportioned lounge, dining room, fitted kitchen, integral versatile annex with sitting room, shower room and bedroom. To the first floor a landing leads to three well proportioned bedrooms and a modern family bathroom having a three piece suite. To the outside there is a tarmac drive providing generous off road parking. To the rear a delightful fully enclosed garden with patio immediately to the rear having steps to a lawn garden with raised well stocked border. Viewing Essential. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Porch

The property is entered via a composite door with ceramic mosaic flooring and feature exposed brick wall.

Hall

Having ceramic mosaic tiled flooring, ceiling light and stairs off to the first floor landing.

Lounge

13'7" x 12'7" (4.15m x 3.86m)

This generously proportioned room has a double glazed window to the front elevation, glazed double doors, engineered oak herring bone flooring, column radiator, television point and ceiling light.

Dining Room

8'11" x 8'10" extending 10'5" (2.74m x 2.71m extending 3.20m)

Having engineered oak herring bone flooring, PVCu double glazed sliding doors to the rear garden aspect, column radiator and ceiling light.

Kitchen

8'10" x 7'9" (2.70m x 2.38m)

Having a wooden double glazed window to the front elevation, base and matching wall units with roll top work surfaces over incorporating a stainless steel sink drainer with chrome mixer tap. Space for a fridge freezer, space and plumbing for an automatic washing machine and electric cooker. Complimentary splash back tiling and ceiling light.

Integral Annex

Sitting Room

Having PVCu double glazed sliding doors to the rear

garden aspect. wood grain effect laminate flooring, base wall and matching drawer unit with roll top work surfaces over. Space for a fridge, complimentary splash back tiling and ceiling lighting.

Shower Room

Having a modern three piece suite comprising of a close couple WC, wall mounted hand wash basin, shower enclosure having an electric Bristan shower, PVCu double glazed opaque window to the side elevation. Vinyl flooring and recessed ceiling lighting.

Bedroom Four

2.27m x 1.95m ext 4.59m max

Having a wall mounted electric heater, window to the front elevation, useful storage cupboard, wood grain effect flooring.

To the first floor landing

Having a wooden double glazed window to the side elevation, storage cupboard housing the Ideal gas combination boiler and ceiling light.

Bedroom One

10'8" x 9'0" (3.26m x 2.76m)

Having a wooden double glazed window to the front elevation, fitted sliding doors wardrobe, central heating radiator and wood grain effect flooring.

Bedroom Two

10'4" x 10'5" reducing 9'2" (3.16m x 3.19m reducing 2.81m)

Having a wooden double glazed window to the rear elevation, central heating radiator, ceiling light and wood grain effect flooring.

Bedroom Three

7'11" x 7'4" (2.42m x 2.26m)

Having a wooden double glazed window to the front elevation, wood grain effect flooring, central heating radiator and ceiling light.

Family Bathroom

Having a modern three piece suite comprising of a concealed cistern WC and built in vanity hand wash basin. Bath with panelled side having a rain head and hand held thermostatically controlled shower. Complimentary wall tiling, chrome ladder style heated towel rail, wooden double glazed opaque window and ceiling light.

Outside

To the outside there is a tarmac drive providing off ample road parking. To the rear a delightful fully enclosed garden with patio immediately to the rear having steps to a lawn garden with raised stocked border.

Area

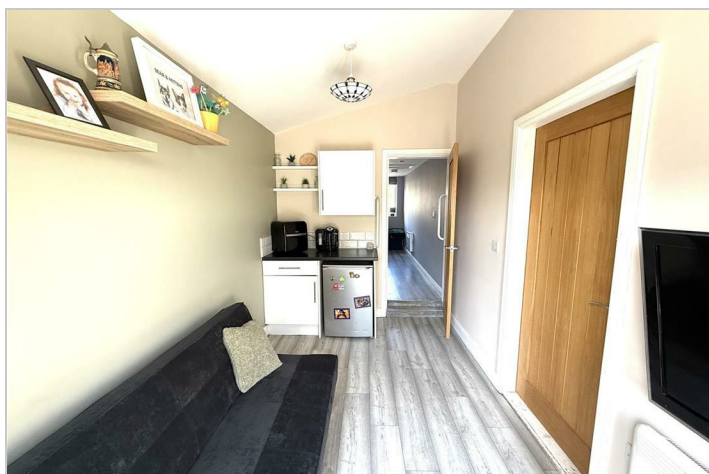
54 Far Laund is situated approximately half a mile from the centre of Belper which provides a n excellent range of amenities including shops,

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

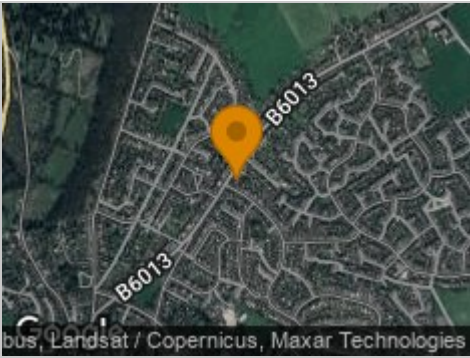
Leave the Home2Sell office at Market Place and proceed up the hill turning left onto Chesterfield Road. Continue along and into Far Laund, the property is located on the right hand side.



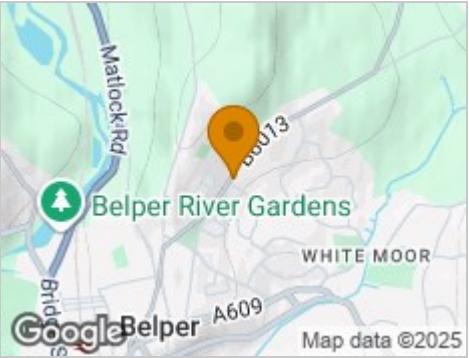
Road Map



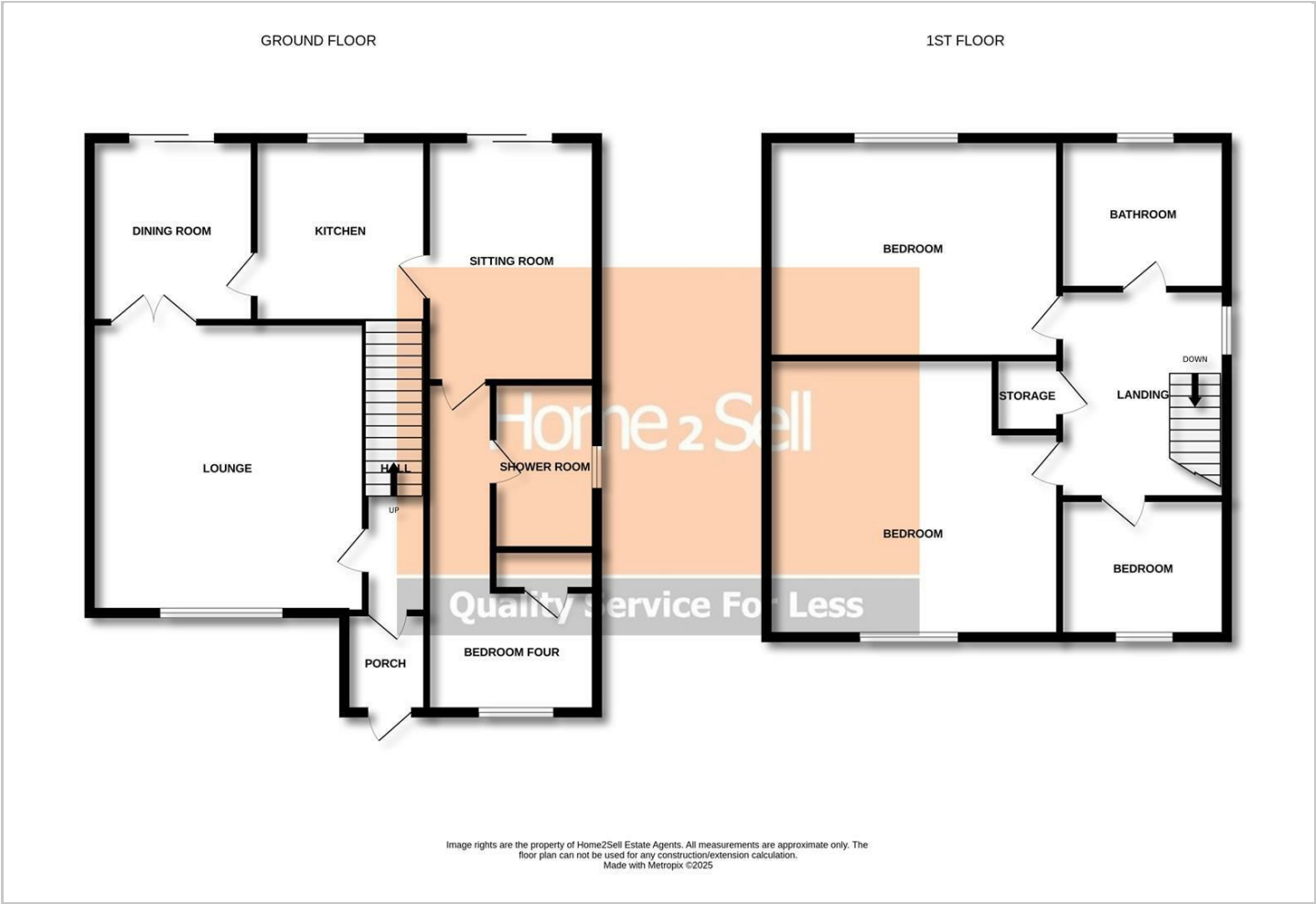
Hybrid Map



Terrain Map



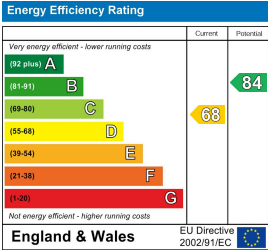
Floor Plan



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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