

Home 2 Sell

Quality Service For Less



## 80 Far Laund

Belper, DE56 1FN

£299,950



Home2sell are delighted to offer this beautifully presented FOUR bedroomed family home which represents an excellent opportunity for the discerning purchaser looking to acquire a spacious and well proportioned family home in a convenient and very popular location. The property is presented to a high standard, and requires an internal inspection to truly appreciate the superbly presented accommodation. Supplemented by sealed unit PVCu double glazing and gas central heating. Accommodation consisting of entrance hall, lounge with feature fireplace, open plan dining room and kitted kitchen having built in appliances. To the first floor, a spacious landing leads to the master bedroom and three further generous bedroom and a family bathroom having a three piece suite. There is a loft space with Velux style window. Outside to the front off road parking and to the rear generous garden with patio immediately to the rear with steps to a lawn with mature established borders. Green house, summer house and timber garden shed /workshop. Viewing Essential.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Entrance Hall

Having a storm porch vestibule the property is entered via a PVCu door with PVCu side window, dado rail, central heating radiator and stairs off to the first floor landing.

### Lounge Dining Room

11'2" reducing 11'8" x 25'0" reducing 22'8" (3.42m reducing 3.56m x 7.63m reducing 6.91m )

This generously proportioned room has a walk in PVCu double glazed window to the front elevation, two central heating radiators, four wall lights and two ceiling lights, coving to the ceiling, dado rail and PVCu double glazed window to the rear elevation. The focal point of the Lounge is a gas living flame fire set on a raised hearth with matching surround. Television Point.

### Kitchen

15'7" x 8'7" (4.77m x 2.62m )

Having a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel sink drainer unit with chrome mixer tap. Having an integrated BOSCH double oven and a four ring gas hob with extractor over. Useful pantry, space and plumbing for an automatic washing machine, integrated fridge freezer, PVCu double glazed windows to the rear and side elevations and door to the side access. Vinyl wood grain effect flooring, complimentary splash back tiling and ceiling light. Cupboard housing the BAXI gas combination boiler which services the domestic hot water and central heating system

### To the first floor landing

Having a dado rail and central heating radiator.

### Bedroom One

10'0" x 9'0" (3.07m x 2.75m )

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

### Bedroom Two

10'2" x 9'0" (3.11m x 2.75m )

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

### Bedroom Three

13'6" x 5'6" (4.12m x 1.69m )

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

### Loft

Having Velux window, power and light.

### Bedroom Four

8'7" x 6'5" (2.63m x 1.96m )

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

### Family Bathroom

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a bath with panelled side having a Mira electric shower over. PVCu double glazed window to the side elevation, chrome heated towel rail and ceiling light. Complimentary wall tiling and vinyl flooring.

### Outside

Outside to the front off road parking. A special

feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having a patio immediately to the rear with steps to a lawn with mature established borders. Greenhouse, Summer house and timber garden shed /workshop.

### Area

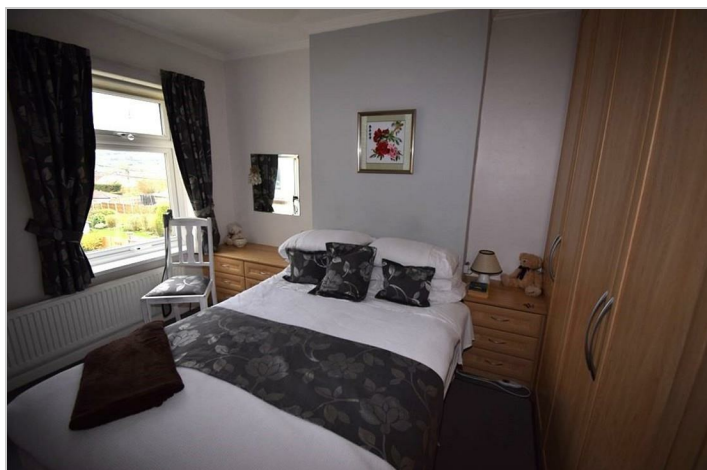
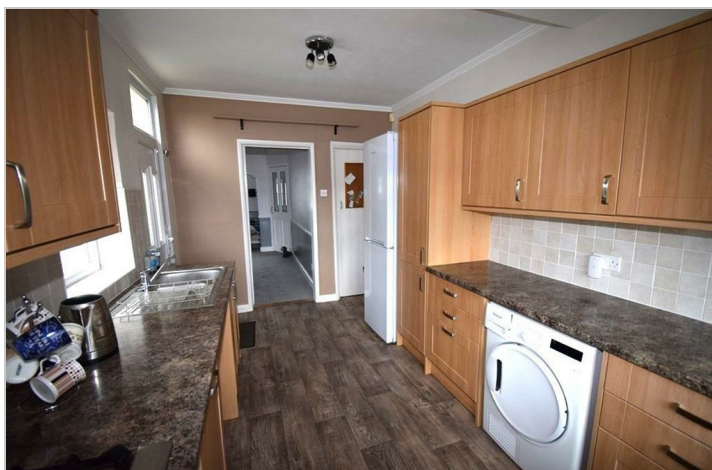
80 Far Laund is situated approximately a half mile from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's 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 right hand side clearly identified by the Home2Sell For Sale board.



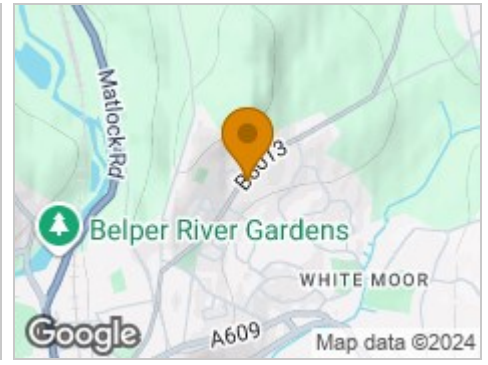
## Road Map



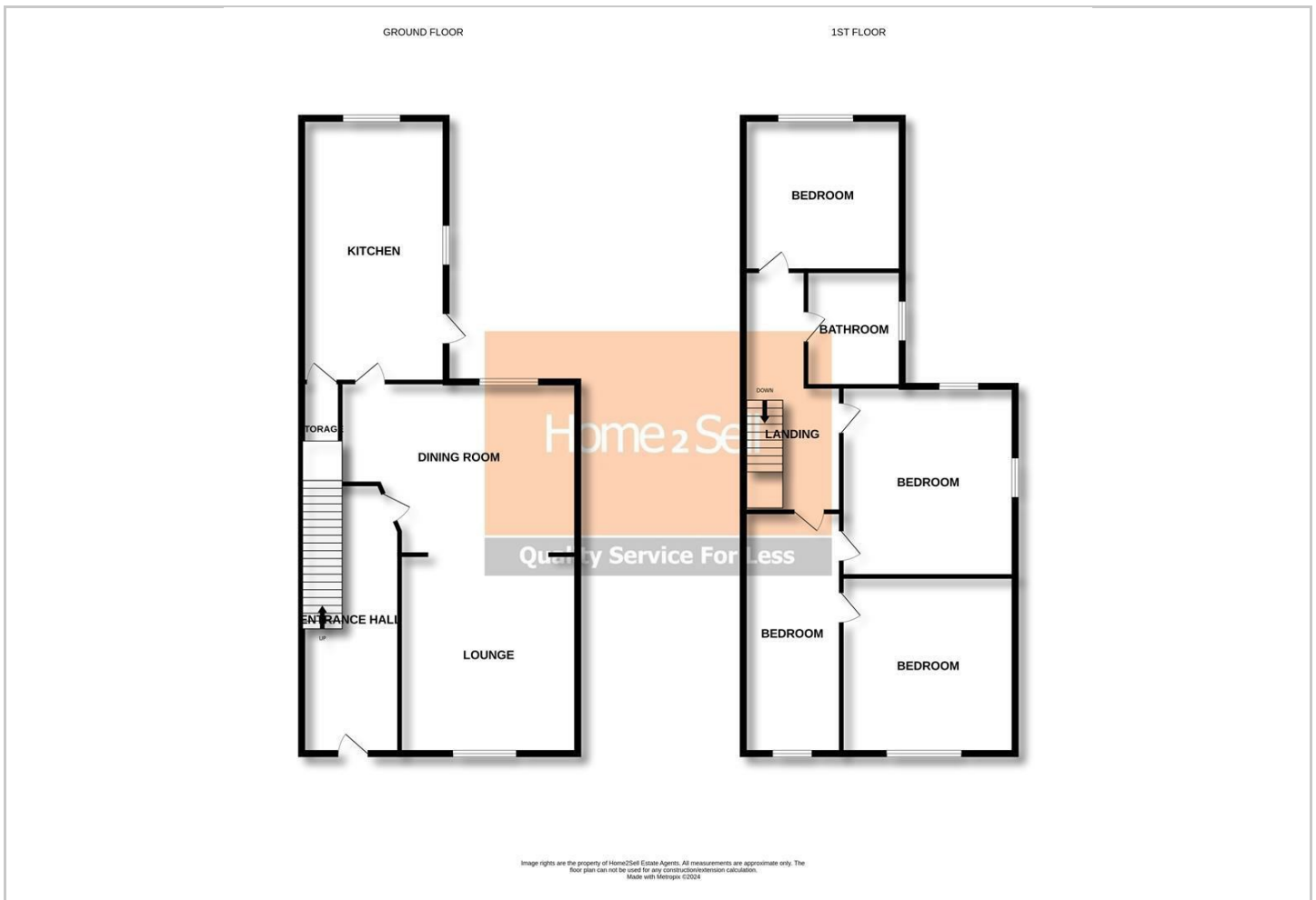
## Hybrid Map



## Terrain Map



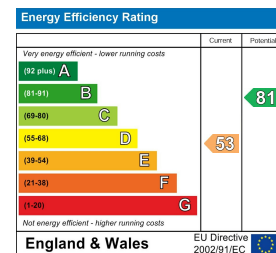
## Floor Plan



## 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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