

Home 2 Sell

Quality Service For Less



11 Laund Hill

Belper, DE56 1FH

Offers Over £200,000



Home2sell are delighted to offer this two bedroomed plus attic room semi detached family residence which represents an excellent opportunity for the discerning purchaser looking to acquire a well maintained property enjoying an exceptional plot. Being situated conveniently within walking distance of Belper's excellent local amenities. Having PVCu double glazing and gas central heating. Accommodation comprising on brief of Lounge, Dining Room, Fitted Kitchen, Lobby and Family Bathroom. To the first floor a two well proportioned bedrooms and staircase to the attic room. Outside the property is set well back from the road having a fore garden laid mainly to lawn. The impressively proportioned rear garden has patio, lawn with established borders shed and green house. Viewing Essential. No upward chain.



Lounge

11'7" x 11'11" (3.55m x 3.65m)

The property is entered via a PVCu door with glazed inserts, PVCu double glazed window to the front elevation, central heating radiator, ceiling light, gas coal effect living flame fire set on a stone hearth. Television Point and wall light.

Dining Room

7'3" extending 10'4" x 11'10" max (2.21m extending 3.15m x 3.61m max)

Having staircase off to the first floor landing, PVCu double glazed window to the rear elevation, wall and ceiling light. Double internal doors to the kitchen.

Kitchen

7'10" x 8'9" (2.40m x 2.68m)

Having a fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel one and a half sink drainer unit with a chrome mixer tap. Electric fan assisted oven and four ring electric hob with extractor over. Space and plumbing for an automatic washing machine, space for a fridge, PVCu double glazed window to the side elevation, complimentary wall and floor tiling, ceiling light and door to lobby.

Lobby

Having a PVCu door with glazed insert to the side access, dado rail, cupboard housing the BAXi gas combination boiler which services the domestic hot water and central heating system.

Family Bathroom

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a P

shaped panel sided bath having a Mira electric shower. Ceramic tile flooring, complimentary wall tiling, chrome ladder style heated towel rail and a PVCu double glazed opaque window to the side elevation.

To the first floor landing

Ceiling Light.

Bedroom One

11'10" max red 11'7" x 12'0" (3.62m max red 3.54m x 3.66m)

This well proportioned room has a PVCu double glazed window to the front elevation enjoying a most pleasant aspect with views, central heating radiator and ceiling light.

Bedroom Two

8'8" reducing 8'3" x 7'3" (2.65m reducing 2.53m x 2.23m)

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light. Cupboard with curtain providing hanging space. Door with staircase to Loft Room.

Loft Room

11'3" x 10'5" max (3.45m x 3.18m max)

Having Velux style window, central heating radiator and wall light.

Outside

Outside the property is set well back from the road having a fore garden laid mainly to lawn. The impressively proportioned rear garden has patio, lawn with established borders shed and green house. Outside tap.

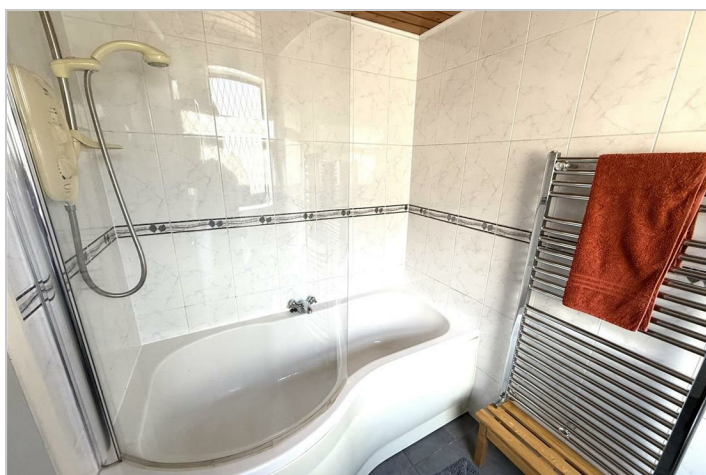
Area

11 Laund Hill 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

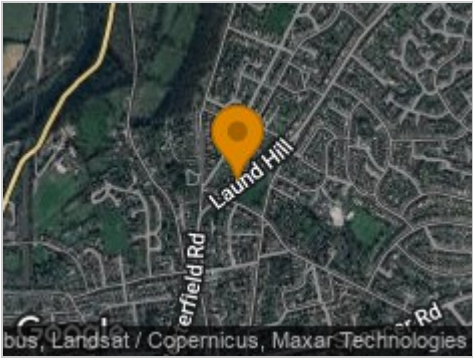
Proceed out of Belper via Chesterfield Road which in turn becomes Laund Hill where the property can be found on the Left hand side clearly denoted by our distinctive Home2sell For Sale Board.



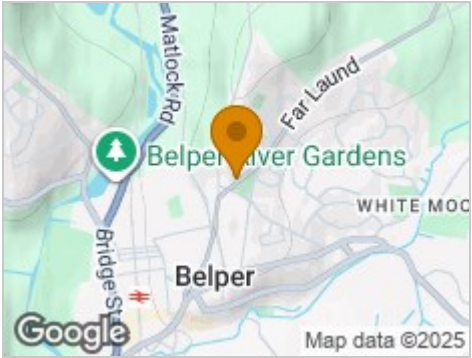
Road Map



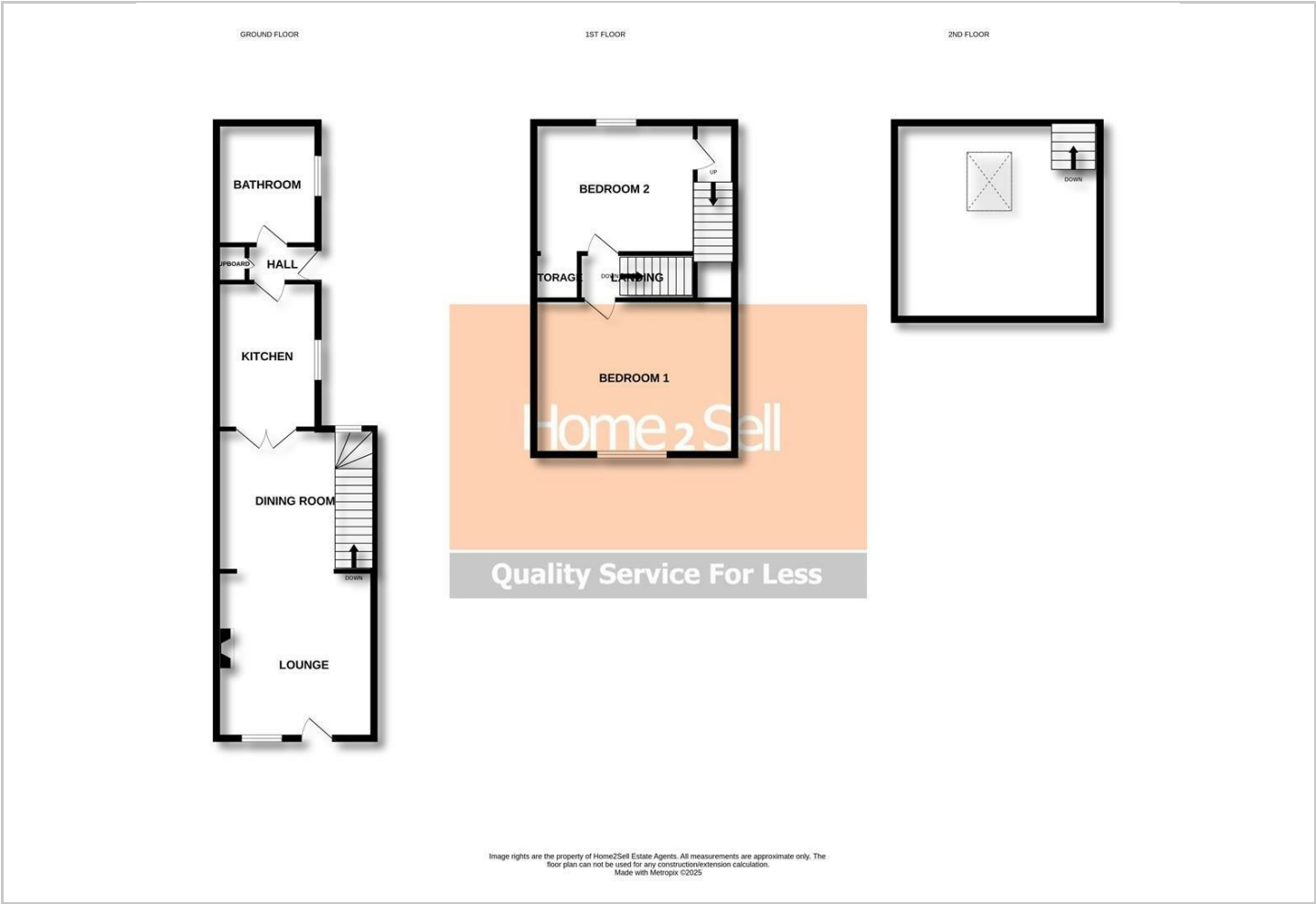
Hybrid Map



Terrain Map



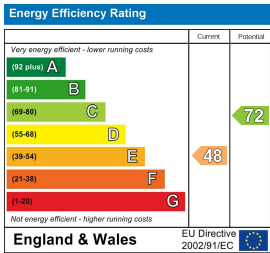
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.