

Far Laund, Belper

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£500,000



This property at a glance:



4



4



2



4



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Watch the video



Far Laund, Belper



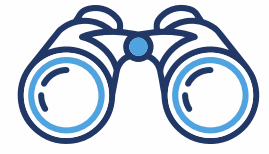
Sam says:

This property has so much potential, it is in a great location with a fantastic footprint, (approx a third of an acre) and is a stunning Edwardian home. There is plenty of driveway parking, which wraps around the back of the house, with a large double tandem garage located at the top of the driveway behind secure gating. Internally, the space downstairs is so versatile, there is a large living area with double doors through to a further reception room which creates a practical open space. The kitchen area leads to the dining room at the front of the property and the conservatory space to the rear of the property, offering tons of potential. There are so many options of what you could do with the space, it could be opened up to make a large open plan kitchen dining living space. The is also more than enough garden to extend the property. There is a utility room conveniently located to the rear of the kitchen which also houses a WC. There is also a downstairs shower room which is a fantastic addition! The two front rooms have large bay windows allowing the light to flow through the property. Upstairs there are four double bedrooms with a great sized family bathroom. Again there is plenty of space to add an en-suite if desired. Furthermore, there is access to a loft conversion which offers 2 great sized rooms as well as remaining loft space for additional storage! The garden is a huge beautiful space, which has been loved by the family that grew up there. The front is low maintenance but has a large area, setting the house right back from the road. I was amazed by the back garden, it is incredible, there are two separate areas at the moment but you could open it all up into one huge space. The potential of this property and land really is fantastic and you need to see it to appreciate just actually how amazing it is!



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Far Laund, Belper



Did you spot...

This impressive property sits on approx. a third of an acre



A message from the seller:

"This has been our family home for more than 50 years, full of happy memories of running around and up and down and round about the huge garden. It's been a fantastic place to live and grow up...on a bus route, near a school and playground, near-enough to the town centre, and only 20-30 mins from Derby and the M1. The decor inside is now a little tired and that gives you a great base to make it into your own home; you have the space here to make it beautiful and create new memories with your own style and ideas. We will miss our home, but it's time for us to move on."





Floor Plan



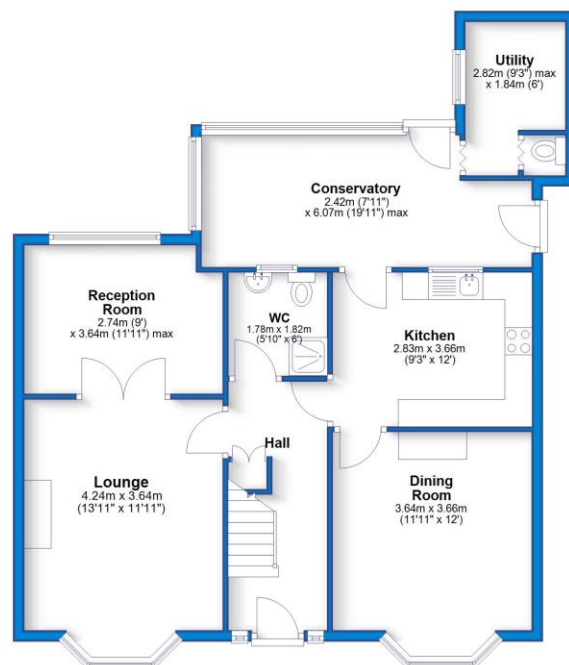
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Energy Performance Certificate

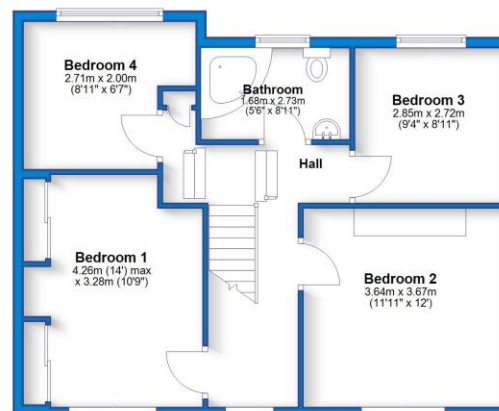
Ground Floor

Approx. 82.8 sq. metres (890.8 sq. feet)



First Floor

Approx. 59.8 sq. metres (643.2 sq. feet)



Second Floor

Approx. 24.1 sq. metres (259.8 sq. feet)

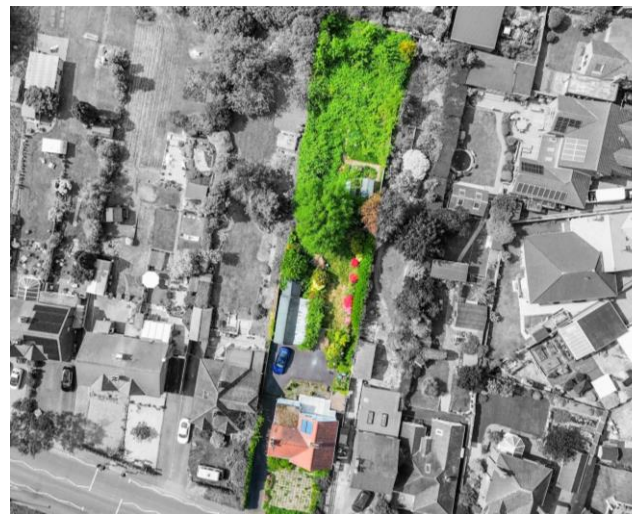


Total area: approx. 166.7 sq. metres (1793.9 sq. feet)



Key Features:

- NO UPWARD CHAIN
- HUGE POTENTIAL
- VERSATILE LIVING SPACE
- 4 RECEPTION ROOMS
- DOWNSTAIRS SHOWER ROOM
- 4 BEDROOMS
- LARGE PLOT APPROX THIRD OF AN ACRE
- GREAT LOCATION



About the area:

Belper is a beautiful town which has something for the whole family. The town centre has all the local amenities including bars, traditional pubs, restaurants, local shops and main supermarket including Aldi and Morrisons. There is also a leisure centre with a 25m swimming pool, 3G football pitches and a gym. Located in the heart of Derwent Valley Mills World Heritage Site, it is very easy to get to the countryside for amazing walks and scenery. There are many public transport links available with busses that run into Derby City Centre as well as the surrounding villages and Belper Train Station runs to Derby as well as Matlock and Sheffield. to the A50 and the A52 towards the A6



Schools:

There are several primary schools, a High school and a sixth form college in Belper.



200+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call
01332 30 30 30

[Click here](#) to watch the property video

