



## 4 Laund Close, Belper, Derbyshire, DE56 1ET

**£340,000**



A generously proportioned detached four bedroomed family home situated in a popular location close to Belper and its excellent amenities. There is a driveway providing off road parking, which leads to a tandem garage and wrap around gardens to the front and side. Viewing is recommended





# 4 Laund Close, Belper, Derbyshire, DE56 1ET

£340,000



Offered with vacant possession/ no chain. The well proportioned property is in need of some cosmetic finishing. Having a welcoming entrance hallway, sitting room. newly refitted dining kitchen, utility room and guest WC. There are four double bedrooms and family bathroom.

Benefitting from UPVC double glazed windows and doors and gas central heating fired by a combi boiler.

To the front is an established garden with sunny paved seating area, which extends to the rear. A driveway provides ample off road parking and leads to tandem garage.

Situated conveniently close to Belper with it busy railway station, excellent schools, shopping, bars restaurants and leisure facilities. Belper is renowned for its historic mills, character and charm having many local countryside walks. Having easy access to Derby and Nottingham via A38, M1 and A6, which provides the gateway to the stunning Peak District.

## ACCOMMODATION

A half glazed upvc entrance door allows access.

## RECEPTION HALLWAY

A spacious area with radiator, UPVC double glazed window and stairs climb to the first floor.

## SITTING ROOM

13'5 x 10'11 (4.09m x 3.33m)

A naturally light room with dual aspect upvc double glazed windows to the front and side, radiator, TV aerial point, satellite connection and a marble fire surround and hearth housing an electric fire.

## DINING KITCHEN

20' x 19'1 (6.10m x 5.82m)

Newly fitted with a range of contemporary charcoal coloured base cupboards, drawers and eye level units with copper trim and quartz work surface incorporating an inset sink and drainer with copper mixer tap and matching upstand. Integrated appliances include twin bosch electric ovens, induction hob, extractor hood, fridge freezer and dishwasher. There is wood effect flooring, inset spot lighting, matching breakfast bar and dual aspect UPVC double glazed windows to the side and rear. Open into :

## INNER LOBBY

There are half glazed UPVC entrance doors to the front and rear and access to :

## UTILITY ROOM

8'10 x 8'6 (2.69m x 2.59m )

Fitted with a range of navy base cupboards, drawers and larder cupboards with stainless steel sink drainer and mixer tap. there is plumbing for a washing machine, space for a tumble dryer, wood effect flooring, inset spot lights and UPVC double glazed window to the front aspect.

## WC

There is a low flush WC and wall mounted wash hand basin.

## FIRST FLOOR

### LANDING

There is access to the roof void.

### BEDROOM ONE

13'5 x 11' (4.09m x 3.35m)

Having radiator and dual aspect UPVC double glazed windows to the side and front enjoying views over Belper and its countryside.

### BEDROOM TWO

10' x 11'3 (3.05m x 3.43m )

Having upvc double glazed window and radiator.

### BEDROOM THREE

11' x 10' (3.35m x 3.05m )

There are dual aspect upvc double glazed windows to the front and side.

## BEDROOM FOUR

13'3 x 7'3 (4.04m x 2.21m )

There is a built-in wardrobe, radiator and upvc double glazed window to the front elevation.

## BATHROOM

Appointed with a four piece suite comprising panelled bath, vanity wash hand basin and low flush WC. there is complementary full tiling, ceramic tiled floor and UPVC double glazed window to the rear elevation.

## OUTSIDE

A driveway to the rear provides off road parking and leads to a double tandem garage. The gardens wrap around the property with large paved patio and flower beds.



## Road Map



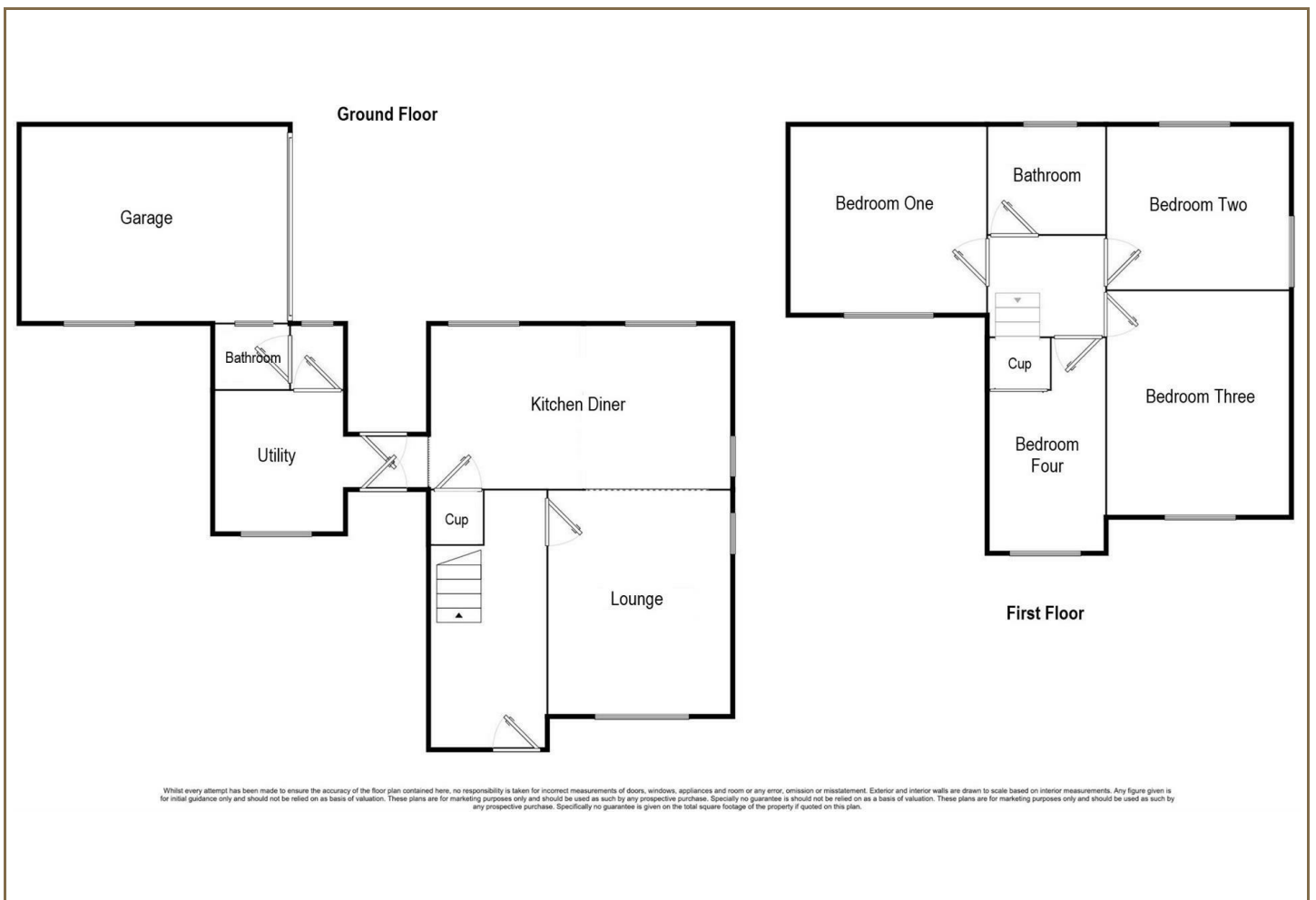
## Hybrid Map



## Terrain Map



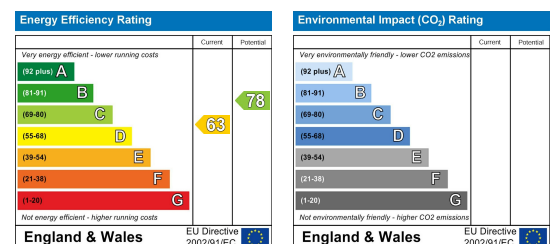
## Floor Plan



## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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