



## 210 Far Laund, Belper, DE56 1FP

**£450,000**



An individual modern detached family home offering beautifully presented four double bedroom accommodation, situated in a sought after location, close to Belper and its excellent amenities. The property has ample car parking, garage and gardens. Viewing is strongly recommended.





# 210 Far Laund, Belper, DE56 1FP

## £450,000



The welcoming accommodation is situated on a private drive off Far Laund and offers family accommodation comprising an entrance porch, reception hallway, lounge with triple aspect windows, guest WC/ utility, well equipped fitted kitchen with integrated appliances, dining room, being open into a quality conservatory, which overlooks the garden. To the first floor there are four double bedrooms and a luxury bathroom.

Benefitting from gas central heating with some under floor heating, UPVC double glazed windows and doors and a security home system with cameras and recording.

To the front of the property is a fore garden with a gravelled hard standing and driveway to the side provides off road parking for several vehicles and leads to the detached garage. The secure rear garden is landscaped with decked seating area, lawn area with a dry stone wall, veggie plot and mature, trees, shrubs and flowering plants to the borders

Conveniently situated close to local amenities and easily accessible to Belper with its busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. Having easy access to Derby and Nottingham via major road links including the A6, A38 and M1, whilst providing the gateway to the beautiful Peak District.

### ACCOMMODATION

Glazed UPVC double doors open into :

### RECEPTION HALLWAY

There is wood effect vinyl flooring, coving, radiator and stairs climb to the first floor.

### PORCH

There are two windows to the front, wall lighting, coat hangings and inlay door mat.

### LOUNGE

20'11 x 12' (6.38m x 3.66m)

A naturally light room with triple aspect UPVC double glazed windows to the rear, side and bow window to the front, coving, two radiators, wall lighting, TV aerial point and telephone point.

### FITTED KITCHEN

11'4 x 10'11 (3.45m x 3.33m )

Appointed with a range of cherry wood effect base cupboards, drawers and eye level units with granite effect rolled top work surface incorporating a one and a half stainless steel sink drainer with mixer taps and splash back tiling. Integrated Smeg stainless steel range cooker with a six ring gas hob and dual ovens with extractor hood over, Bosch dishwasher, space and plumbing for an American style fridge freezer. There is ceramic tiled flooring, in built wine rack, under plinth lighting, recessed spot lights, UPVC double glazed window to the front and a half glazed oak door. A matching cupboard houses the Vaillant gas boiler (serving the domestic hot water and central heating system).

### GUEST WC

Appointed with a low flush WC, wall mounted wash hand basin, splash back tiling, UPVC double glazed window to the rear and a ceramic tiled flooring. There is plumbing for an automatic washing machine and space for a tumble dryer.

### DINING ROOM

11'7 x 11' (3.53m x 3.35m )

Having a radiator, coving and open into :

### CONSERVATORY

11'6 x 11'3 (3.51m x 3.43m )

Constructed with a brick built base, UPVC double glazed windows and French doors with triple polycarbonate roof with vent opening, ceramic tiled floor with under floor heating, an electric wall heater, light and power.

### TO THE FIRST FLOOR

### LANDING

There is a UPVC double glazed window to the rear elevation, built-in airing cupboard and access to the part boarded roof void via a loft ladder.

### BEDROOM ONE

12' x 12' (3.66m x 3.66m)

Having wood effect flooring, coving, radiator and a UPVC double glazed window to the front elevation.

## BEDROOM TWO

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

There is coving, radiator, UPVC double glazed window to the rear elevation and wood effect flooring.

## BEDROOM THREE

12'x 8'7 (3.66mx 2.62m )

Currently used as a home office there is a UPVC double glazed window to the rear, radiator, coving and a range of shelving and over bed cabinets providing storage.

## BEDROOM FOUR

10' x 9'1 (3.05m x 2.77m )

A UPVC double glazed window overlooks the front, inset spot lighting and coving to the ceiling, radiator and wood effect flooring.

## FAMILY BATHROOM

Appointed with a stylish white suite with a 'P' shaped bath with a thermostatic rainfall shower and glazed screen over, in-built curved wash hand basin with storage and a close coupled WC, heated towel radiator, illuminated mirror, inset spot lighting, extractor fan, complementary wall and floor tiling and a UPVC double glazed window to the front elevation.

## OUTSIDE

To the front of the property is a fore garden with a cherry blossom tree, rockery and a gravelled drive providing hard standing, outside lighting and a further driveway to the side provides car parking for several vehicles and leads to a detached garage.

## GARAGE

There is light, power, window and an up and over door.

## GARDEN

The sunny rear garden is fully enclosed with a decked seating area, lawned garden with a dry stone feature wall, circular paved patio, perfect for alfresco dining and well stocked flower beds with established trees, shrubs and flowering plants. A productive vegetable plot has raised beds and a greenhouse. There is outside lighting and tap.



Road Map



Hybrid Map



Terrain Map



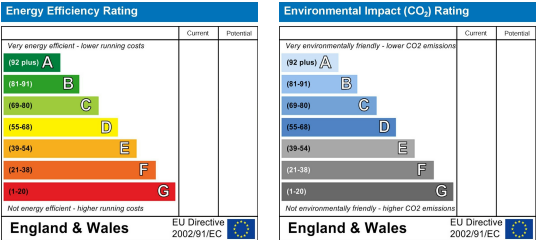
Floor Plan



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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