



4 Bed House - Detached

114 Far Laund, Belper DE56 1FN
Offers Around £610,000 Freehold



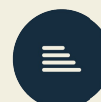
4



3



3



C

**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Highly Appealing Beautiful Detached Property - 2, 376 Sq. Ft
- Quick Access to Belper Town Centre & Countryside
- Gas Central Heating & Double Glazing
- Lounge, Study, Conservatory
- Fitted Kitchen/Dining Room & Additional Dining Room
- Spacious Utility & Fitted Cloakroom
- Four Bedrooms & Three Bathrooms
- Large Mature Private Garden
- Resin Driveway for Approximately Five Cars
- Double Garage with Electric Door

BEAUTIFUL HOME WITH LARGE PRIVATE GARDEN - A highly appealing spacious four bedroom, three bathroom detached home with large driveway and double garage located on the edge of Belper and open countryside.

The Location

The property is situated within easy access to the centre of Belper, which provides an excellent range of amenities including a supermarket, shops, education at all levels, Railway Station, public houses, restaurants and recreational facilities.

The village of Duffield is some three miles to the south and the City of Derby is eight miles to the south. The famous market town of Ashbourne, known as the gateway to Dovedale and the Peak District National Park, lies approximately ten miles to the west. Matlock bath is 10 miles to the north.

For those who enjoy the outdoor pursuits the nearby Derbyshire countryside provides some delightful scenery and walks along the banks of the River Derwent.

Accommodation

Ground Floor

Recessed Arched Storm Porch

With quarry tiled flooring, outsider light and panelled entrance door opening into entrance hall.

Entrance Hall

15'7" x 5'6" (4.76 x 1.69)

With radiator, burglar alarm control panel, coving to ceiling, dado rail and staircase leading to first floor with attractive balustrade.

Living Room

23'3" x 13'5" (7.10 x 4.10)

With stone fireplace with surrounds and inset living flame gas fire, coving to ceiling with two centre roses, two radiators, double glazed bow window with deep windowsill and aspect to front, double glazed French doors opening onto sun patio and private rear garden and open archway leading into dining room.



Dining Room

9'11" x 8'7" (3.03 x 2.63)

With radiator, coving to ceiling with centre rose and double glazed French doors opening into conservatory.



Conservatory

16'9" x 11'7" x 4'3" (5.13 x 3.55 x 1.30)

With attractive tiled flooring, thermal roof with tiles, inset ceiling lighting, radiator, fitted blinds, brick base with double glazed windows and double glazed French doors opening onto sun patio and mature garden.



Study

13'3" x 9'10" x 6'9" (4.04 x 3.02 x 2.08)

With radiator, coving to ceiling, double glazed window and internal panelled door with chrome fittings.



Kitchen/Dining Room

15'7" x 9'8" (4.77 x 2.96)

With one and a half stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching worktops, built-in Neff five ring gas hob with glass splash-back and stainless steel extractor hood over, built-in Neff double electric fan assisted oven, integrated fridge, integrated Blomberg dishwasher, tiled flooring, radiator, coving to ceiling, spotlights to ceiling, two matching wall mounted china display cabinets with glass shelving and lights, concealed worktop lights, coving to ceiling, two double glazed windows and internal glazed door.



Utility Room

14'4" x 7'8" (4.39 x 2.35)

With single sink unit with mixer tap, a range of fitted base cupboards with matching worktops, plumbing for automatic washing machine, space for tumble dryer, space for freezer, attractive tiled flooring, wall mounted central heating boiler, double glazed window, double glazed door opening onto sun patio and mature rear garden, radiator, tiled splash-backs, integral door giving access to double garage and panelled door giving access to cloakroom.



Cloakroom

7'9" x 3'6" (2.37 x 1.09)

With low level WC, pedestal wash handbasin, fitted storage cupboards with worktop, tiled splash-backs, attractive tiled flooring, radiator, inset ceiling light, double glazed obscure window and internal panelled door with chrome fittings.

First Floor

Landing

With coving to ceiling and access to roof space.

Bedroom One

23'3" x 14'5" x 13'5" (7.09 x 4.40 x 4.11)

With a good range of comprehensive fitted wardrobes providing good storage including chest of drawers, bedside cabinets, wall cupboards and matching corner dressing table, coving to ceiling, radiator, double glazed window to rear, double glazed window to front and internal panelled door with chrome fittings.



En-Suite

8'0" x 5'11" (2.46 x 1.82)

With walk-in double shower enclosure with shower, fitted washbasin with fitted base cupboards underneath, low level WC, fully tiled walls with matching tiled flooring, shaver point, extractor fan, heated chrome towel rail/radiator, double glazed obscure window and internal panelled door with chrome fittings.



Bedroom Two

16'0" x 9'11" (4.90 x 3.04)

With radiator, wardrobe, coving to ceiling, double glazed window and internal panelled door.



En-Suite

6'3" x 3'6" (1.93 x 1.08)

With double shower cubicle with chrome shower, fitted washbasin with fitted base cupboard underneath, low level WC, coving to ceiling, spotlights to ceiling, extractor fan, heated towel rail/radiator and internal panelled door.



Bedroom Three

13'3" x 10'0" (4.04 x 3.05)

With radiator, coving to ceiling, double glazed window and internal panelled door.



Bedroom Four

8'1" x 7'3" (2.48 x 2.23)

With radiator, coving to ceiling, double glazed window and internal panelled door.



Family Bathroom

8'0" x 7'3" (2.44 x 2.21)

With bath with shower over and shower screen door, fitted washbasin with fitted base cupboard underneath, low level WC, fully tiled walls, tiled effect flooring, wall mounted mirror, coving to ceiling, spotlights to ceiling, shaver point, heated chrome towel rail/radiator, double glazed obscure window and internal panelled door with chrome fittings.



Front Garden

The property is nicely set back from the pavement edge behind a well stocked fore-garden with a varied selection of shrubs, plants, trees and attractive natural stone wall.



Rear Garden

Being of a major asset and sale to this particular property is its surprisingly large rear garden enjoying a sunny aspect. The garden enjoys wide shaped lawns, raised sun patio providing a pleasant sitting out and entertaining space, additional patio area with pergola over and a secret garden through an archway leads to a further lawned garden with timber shed and vegetable plot area.



Large Driveway

The property benefits from a large sweeping attractive resin driveway providing car standing spaces for approximately five cars.

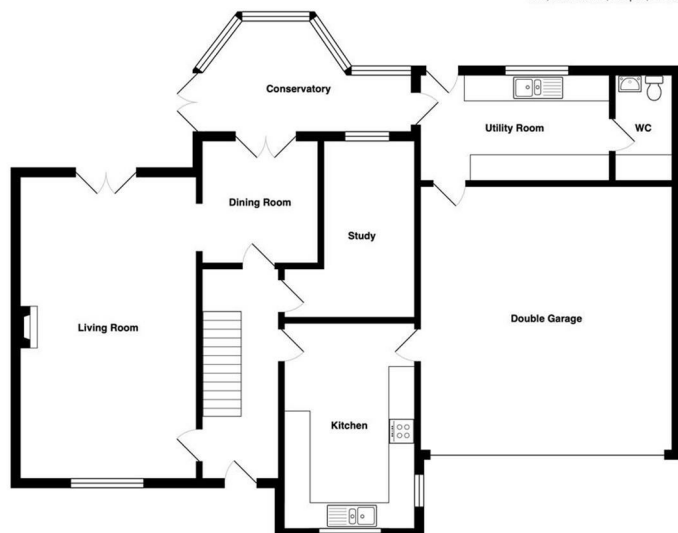
Attached Double Garage

20'0" x 19'4" (6.12 x 5.91)

A good sized double garage with concrete floor, power, lighting and electric front door.

Council Tax Band F - Amber Valley

114, Far Laund, Belper, DE56 1FN



Total Area: 220.7 m² ... 2376 ft²
 All measurements are approximate and for display purposes only

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	75	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.