



3 Bed House - Semi-Detached

128 Far Laund, Belper DE56 1FN
Offers Over £330,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Beautifully Presented & Much Improved, Traditional, Bay Fronted, Semi-Detached Property
- Close to Belper Town – Far-Reaching Views
- Gas Central Heating & Double Glazing
- Lounge with Log Burner & Bay Window
- Well-Appointed Fitted Kitchen/Dining Room
- Three Bedrooms
- Stylish Fitted Bathroom with Shower
- Landscaped Gardens with Porcelain Tiling
- Double Width Tarmac Driveway with Block Paved Edge & Brick Wall
- Potential Loft Conversion (Subject to Planning Permission)

This beautifully presented traditional bay fronted semi-detached house offers a delightful blend of comfort and style.

The heart of the home is undoubtedly the well-appointed fitted kitchen and dining room, which provides a wonderful space for family gatherings.

The property boasts landscaped gardens adorned with elegant porcelain tiling, creating a serene outdoor retreat where you can unwind and enjoy the far-reaching views that this location offers.

For those with vehicles, the property includes parking for two/three vehicles, ensuring convenience for you and your guests.

Additionally, there is potential for a loft conversion, subject to planning permission, allowing you to further enhance the living space to suit your needs.

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

Storm Arched Porch

With quarry tile flooring, useful storage unit and half glazed entrance door opening into entrance hall.



Entrance Hall

11'4" x 5'10" (3.47 x 1.80)

With tiled effect flooring, wood skirting boards and architraves, high ceiling, spotlights to ceiling, featured staircase with balustrade leading to first floor.



Lounge

11'7" x 9'8" (3.55 x 2.97)

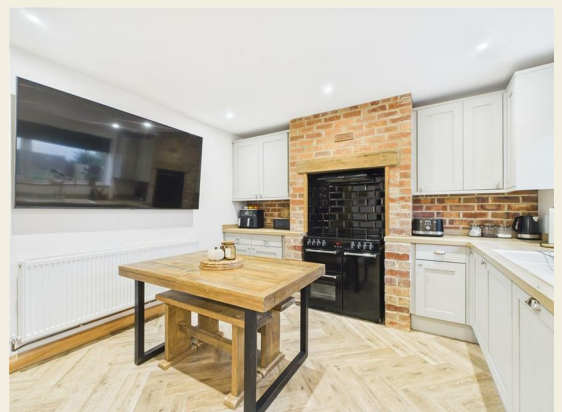
With featured exposed brick chimney breast incorporating log burning stove with raised brick hearth, wood skirting boards and architraves, high ceiling, radiator, double glazed bay window to front with featured internal plantation shutters and half glazed, oak veneer door.



Living Kitchen/Dining Room

16'10" x 11'10" (5.15 x 3.62)

With one and a half sink unit with mixer tap, wall and base fitted units with attractive matching worktops, exposed brick chimney breast incorporating oak lintel (Range cooker negotiable on sale), exposed brick splashbacks, tiled effect flooring, wood skirting boards and architraves, high ceiling, spotlights to ceiling, radiator, integrated dishwasher (free standing fridge/freezer negotiable on sale), double glazed window with fitted blind with wood sill overlooking private rear garden, double glazed French doors opening onto sun patio and rear garden.



Storage Cupboard

6'5" x 2'6" (1.96 x 0.78)

With light and stripped, latch door.

First Floor Landing

7'4" x 3'3" (2.26 x 1.01)

With a continuation of the attractive balustrade, wood skirting boards and architraves, high ceiling, spotlights to ceiling, double glazed window to side with fitted blind and wood sill and access to roof space.

Bedroom One

12'2" x 10'5" (3.73 x 3.20)

With exposed brick chimney breast, wood skirting boards and architraves, high ceiling, radiator, double glazed bay window to front with featured internal plantation shutters, countryside views to front and internal stripped panelled door.



Bedroom Two

12'0" x 10'9" (3.68 x 3.30)

With featured exposed brick chimney breast, wood skirting boards and architraves, high ceiling, panelling to walls, far-reaching views to rear, radiator, double glazed window to rear with wood sill and internal stripped panelled door.



Bedroom Three

6'7" x 6'5" (2.01 x 1.96)

With radiator, wood skirting boards and architraves, high ceiling, double glazed window to front with featured plantation shutters, countryside views to front and internal stripped panelled door.



Family Bathroom

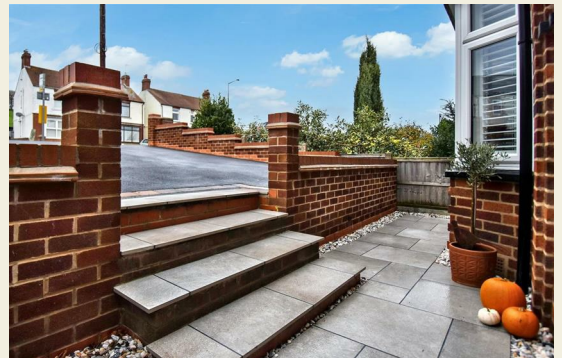
7'8" x 6'0" (2.35 x 1.83)

With bath with shower over with shower screen door, circular wash basin with storage cupboard underneath, low level WC with soft close seat, tiled splashbacks, tiled effect flooring, wood skirting boards and architraves, high ceiling, spotlights to ceiling, heated chrome towel rail/radiator, extractor fan, built-in cupboard housing the central heating boiler with stripped door, double glazed obscure window to rear and internal stripped panelled door.



Front Garden

In front of the property is an attractive, paved fore garden with brick retaining wall and the continuation of the paving slabs lead to the side of the property with side access gate.



Rear Garden

Being of a major asset and sale to this particular property is its generous size, enclosed rear garden. The garden benefits from a raised, porcelain sun patio providing a pleasant sitting out, entertaining space with steps leading down to a level, lawned garden.

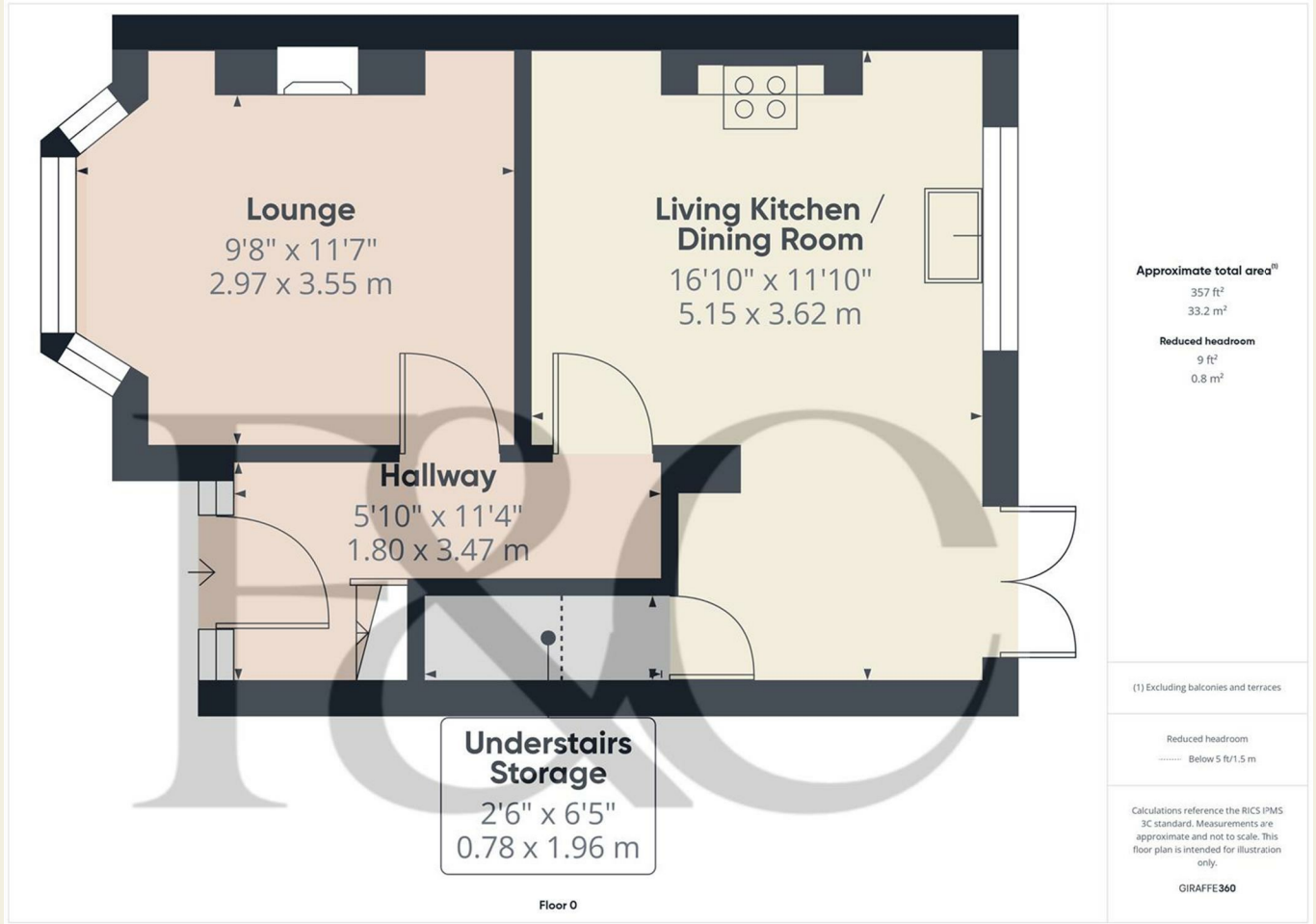


Double Width Driveway

A featured double width tarmac driveway with block paved edges provides car standing spaces for two/three vehicles.



Council Tax Band - B
Amber Valley



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Approximate total area⁽¹⁾
357 ft²
33.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	47	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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