



Newton Close  
Far Laund Belper



## Property Description

Situated in a popular residential location is this well maintained and presented detached family home situated on a corner position in a quite cul de sac within close proximity to the local primary and secondary. The property benefits from having a double driveway and a double garage. The accommodation comprises of Entrance Hall, Cloakroom, and Kitchen with integrated appliances and separate Utility room. Dining Room with double doors provide access to the Lounge which has feature fire surround. To the first floor are four bedrooms, the master bedroom having En-Suite shower room, Further family bathroom. Outside are gardens to the front and rear. Gas heating system and double glazed windows. Internal inspection is recommended.

## Entrance Hall

Having stairs off to first floor accommodation, laminate flooring, and window to the side elevation and under stair cupboard providing storage space.

## Cloakroom

Two piece suite comprising of low flush wc and wash hand basin, window to the front and radiator.

## Kitchen

8' 10" x 12' 7" (2.69m x 3.84m)

Fitted with a range of wall and base units having work surfaces over incorporating a single drainer sink unit with mixer tap. Integrated four ring electric induction hob with

extractor over, electric double oven, integrated dishwasher. Tiled splash backs and window to the front elevation.

## Utility Room

6' 1" x 4' 4" (1.85m x 1.32m)

Having floor to ceiling storage cupboard with shelving and pull out larder, plumbing for the washing machine, wall mounted Gas heating boiler. Window to the front elevation and door to the side elevation.

## Dining Room

9' 4" x 12' 3" (2.84m x 3.73m)

Having PVC double glazed patio door to the rear elevation, radiator, coving and double doors open up to the Lounge.

## Lounge

11' 3" x 16' 4" (3.43m x 4.98m)

The focal point of this room is a feature fire surround with complementary hearth and backdrop incorporating and electric fire. Radiator and 2 windows overlook the rear elevation providing natural lighting into the room.

## First Floor Accommodation

### Landing

Window to the front elevation and access to the available roof space.

### Bedroom One

14' 5" x 10' (4.39m x 3.05m)

Having windows to the side and rear elevation, dado rail, coving and radiator.

### En-Suite

Three piece suite comprising of shower cubicle, pedestal wash hand basin and low flush wc. Tiled splash backs, radiator and window to the front.

### Bedroom Two

8' 7" x 11' 3" (2.62m x 3.43m)

Window to the rear elevation, radiator and ceiling coving.

### Bedroom Three

9' x 6' 8" (2.74m x 2.03m)

Window to the front elevation, radiator and coving.

### Bedroom Four

8' 7" x 6' 9" (2.62m x 2.06m)

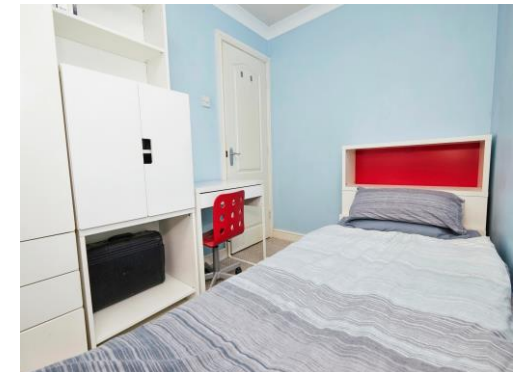
Window to the rear elevation, radiator and ceiling coving.

### Bathroom

Three piece suite comprising of panel bath, pedestal wash hand basin and wc. Window to the front and radiator.

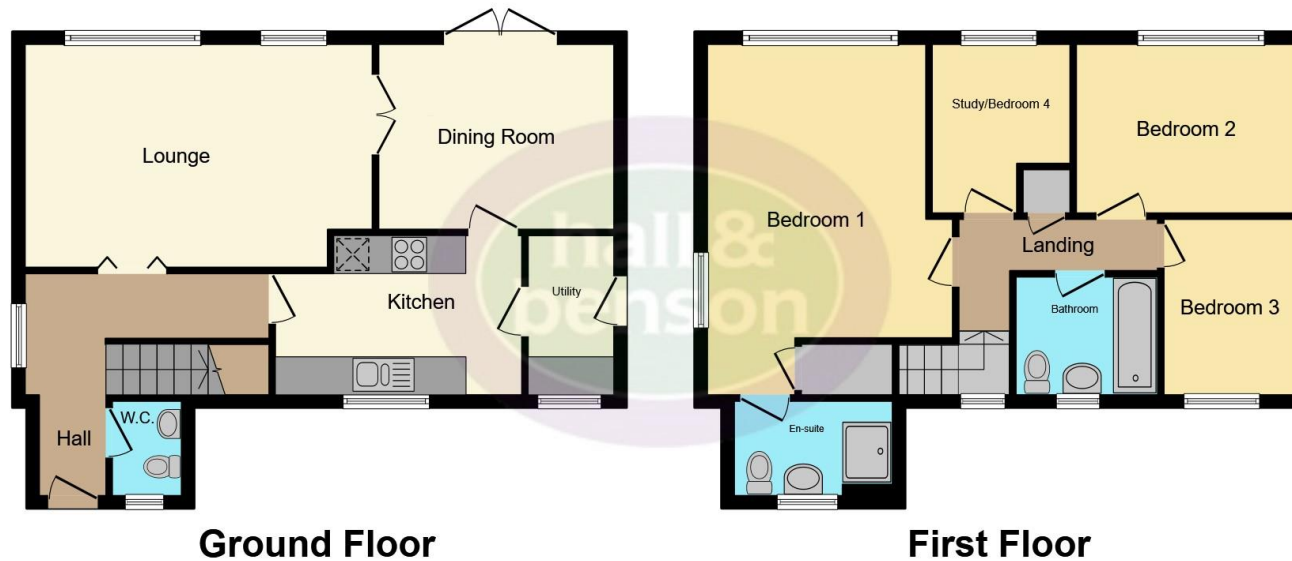
### Outside

The front of the property being open plan is mainly laid to lawn, a side double driveway and double garage provides vehicle standing space for a number of cars. The rear garden has a patio area, is mainly laid to lawn with fence surround.









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