



Far Laund  
Belper





# Far Laund Belper DE56 1FJ

for sale offers in excess of  
**£450,000**



## Property Description

Burchell Edwards are pleased to offer to the market this beautifully presented, spacious three bedroom detached family home in a sought-after position within Belper with generous enclosed rear garden, gated off-road parking and double garage with Annex potential. The property has been fully renovated and loft converted by the current owners and must be viewed to be fully appreciated. In brief, the accommodation comprises to the ground floor; An entrance hallway, lounge with log burning stove, sitting room opening into a re-fitted dining kitchen and cloakroom/ downstairs W.C. To the first floor are two well-proportioned bedrooms, one with en suite and a modern family bathroom. The Master bedroom is on the second floor and boasts stunning views from four Velux windows. Outside is a gated block-paved driveway offering side access to the rear garden which is laid mainly to lawn with a paved patio seating area, additional stoned seating area, generous double garage/ potential Annex with power, lighting and hot water, single garage and out-building.

## Entrance Hallway

Accessed via composite door to the front elevation, UPVC double glazed window to the side elevation, underfloor heating, stairs rising to the first floor landing, doors leading to front sitting room, lounge and dining kitchen leading to:-

## Cloakroom/ W.C

Having low level W.C, wall mounted wash hand basin with chrome tap over, UPVC double glazed obscured window to the side elevation and panelled walls.

## Lounge

13' 1" Max x 12' 11" Max ( 3.99m Max x 3.94m Max )  
Having UPVC double glazed front bay window with fitted shutters, feature exposed brick surround fireplace, central heating radiator and parquet flooring.

## Sitting Room

12' 1" x 12' 1" ( 3.68m x 3.68m )  
Having parquet flooring, central heating radiator and opening to:-

## Dining Kitchen

22' x 19' ( 6.71m x 5.79m )  
Having a range of matching wall and base units with solid oak work surfaces over, integrated appliances include; Double electric oven with five burning gas hob and extractor hood over, Belfast sink unit with chrome mixer tap over, dishwasher, microwave, cupboard housing separate washer and dryer and space for American fridge/ freezer. There is underfloor heating throughout the kitchen/ dining area, UPVC double glazed window and two Velux windows to the rear elevation, French doors to the rear leading into the garden and UPVC double glazed door to the side elevation.

## First Floor Landing

Having UPVC double glazed window to the side elevation and central heating radiator.

## Bedroom Two

13' max into bay x 12' 11" ( 3.96m max into bay x 3.94m )  
Having UPVC double glazed front bay window with fitted shutters, central heating radiator and door leading to:-

## En Suite

Comprising of; A double width shower cubicle with chrome tap over, low level W.C and wash hand basin built into vanity with mirror over, fully tiled walls, extractor fan and spot lights to the ceiling.

## Bedroom Three

12' 1" x 9' 2" To wardrobes ( 3.68m x 2.79m To wardrobes )  
Having UPVC double glazed window to the rear elevation, fitted wardrobes and central heating radiator.

## Family Bathroom

Comprising of a P-shaped bath with chrome Rain head shower over, wash hand basin and low level W.C built into vanity unit, fitted storage, cupboard housing the boiler, chrome heated towel rail, spot lights and extractor fan to the ceiling and UPVC double glazed obscured window to the rear elevation with fitted shutters.

## Office Area

Having UPVC double glazed window to the front elevation with fitted shutters, central heating radiator and stairs off to:-

## Master Bedroom

19' 1" x 11' 1" ( 5.82m x 3.38m )

Having four UPVC double glazed Velux windows to the front and rear elevation, spot lights to the ceiling and eaves storage to both sides with fitted shelving.

## Outside

To the front is a dry stone boundary wall and timber gate leading to a block-paved driveway offering ample off-road parking and gated side access leading to the rear garden. The driveway continues up the length of the garden leading to the spacious double garage/ potential Annex and the garden is fully enclosed. There is a paved patio area at the bottom of the garden with steps leading up to an area laid to lawn with a variety of mature shrubs inset. At the top of the garden is an additional paved seating area with another garage and out-building.

## Double Garage/ Potential Annex

20' x 24' 10" ( 6.10m x 7.57m )

Having an electric roller door and workshop comprising of wall and base units with work surfaces over, light, power and hot water, UPVC double glazed door and window to the side elevation. Subject to purchaser's requirements would lent itself well to becoming an Annex.



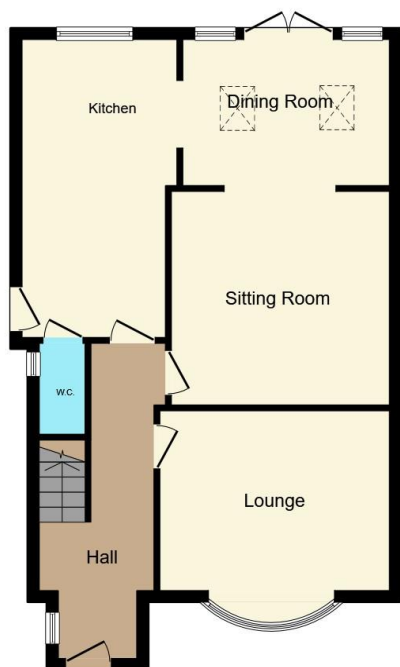








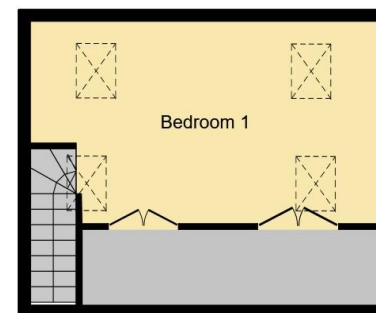




**Ground Floor**



**First Floor**



**Second Floor**

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**EPC Rating: Awaited**

Tenure: Freehold

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