

Home 2 Sell

Quality Service For Less



## 210 Far Laund

Belper, DE56 1FP

Offers Over £400,000



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## Entrance Hall

The property is entered via PVCu double doors with matching side PVCu double glazed windows, hanging space and inlay door mat.

## Reception Hall

Having a wood grain effect herringbone flooring, central heating radiator, coving to the ceiling, two ceiling lights and stairs off to the first floor landing.

## Guest Cloakroom WC/ Utility

Having a two piece suite comprising of a close couple WC and a wall mounted wash hand basin with complimentary splash back tiling, PVCu double glazed window to the rear elevation, ceramic tiled flooring and ceiling light. Space and plumbing for an automatic washing machine and space for a tumble dryer.

## Lounge

20'10" x 11'10" (6.36m x 3.63m )

This generously proportioned naturally light and airy room has PVCu double glazed windows to the side and rear elevations with a PVCu double glazed bow window to the front elevation, coving to the ceiling, two central heating radiators, wall lighting, Television and telephone jack points.

## Fitted Kitchen

11'4" x 10'1" (3.46m x 3.08m )

Having a range of matching base, wall and drawer units with granite effect rolled top work surfaces over incorporating a one and a half stainless steel sink drainer unit with a chrome Swan neck mixer tap. Complimentary splash back tiling, recessed ceiling lighting, ceramic tile flooring, fitted cupboard housing the Vaillant gas boiler (With prepaid service plan) which services the domestic hot water and central heating system. PVCu double glazed window to the front elevation. SMEG stainless steel range cooker with a six ring gas hob and dual ovens having a stainless steel extractor canopy over. Wine rack, under plinth lighting and a half glazed oak internal door.

## Dining Room

11'0" x 11'6" (3.37m x 3.51m )

With a central heating radiator, coving to the ceiling, ceiling light and opening into the conservatory.

## Conservatory

Being of PVCu sealed unit construction on a brick base with a triple polycarbonate roof system. Having French doors to the rear patio, ceramic tiled floor with electric under floor heating, wall mounted heater, ceiling fan and light.

## To the first floor landing

With a PVCu double glazed window to the rear elevation, airing cupboard and access to the loft void which is part boarded for storage and has a loft ladder.

## Bedroom One

11'11" x 11'11" (3.65m x 3.65m )

Having a PVCu double glazed window to the front elevation, wood grain effect flooring, central heating radiator, coving to the ceiling and light.

## Bedroom Two

10'0" x 9'10" (3.05m x 3.02m )

Having a PVCu double glazed window to the front elevation, central heating radiator, coving to the ceiling and recessed ceiling lighting.

## Bedroom Three

10'7" x 10'11" (3.24m x 3.35m )

Having a PVCu double glazed window to the rear elevation, central heating radiator, coving to the ceiling and ceiling light.

## Bedroom Four

8'7" x 12'0" (2.63m x 3.67m )

With a PVCu double glazed window to the rear elevation, radiator and ceiling light.

### Family Bathroom

Having a beautiful three piece suite comprising of a 'P' shaped bath with a thermostatic controlled rain head shower with hand held attachment and glazed shower screen, in-built fitted vanity hand wash basin with cupboard and a concealed cistern WC. Illuminated blue tooth mirror, recessed ceiling lighting and extractor fan. White tiling to the walls with a contrasting floor tiling and PVCu double glazed opaque window.

### Outside

To the front of the property is a lovely fore garden with a specimen cherry blossom tree and ornamental rockery and a driveway providing ample off road parking, further driveway to the side provides parking for several vehicles and leads to a detached garage.

A special feature of the sale is the delightful rear garden which enjoys a most pleasant sunny aspect being enclosed with a decked seating area, manicured lawn with a dry stone wall, circular paved patio making an excellent area for el fresco dining and entertaining. Having mature and established flower beds with mature planting, trees, shrubs and perennials. A productive vegetable plot has raised beds and greenhouse. There is outside lighting and tap.

### Garage

Having power lighting and up and over door.

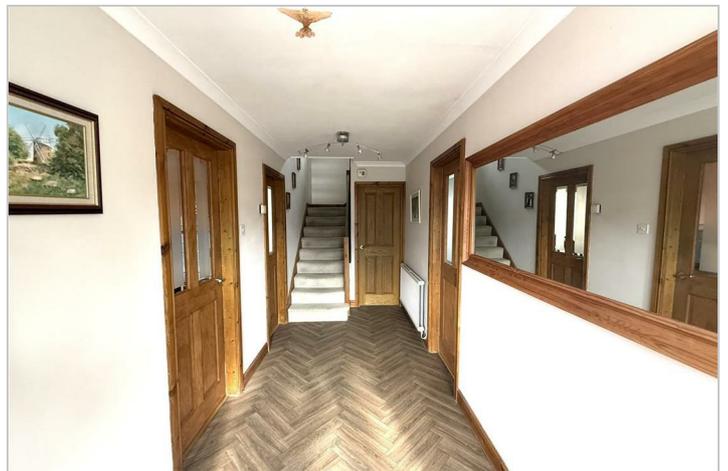
### Area

210 Far Laund is situated approximately half a mile from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

### Directional Note

Leave Belper along Chesterfield Road which becomes Laund Hill and eventually Far Laund. Number 210 can be found on the right hand side clearly denoted by our distinctive Home2sell For sale board.



## Road Map



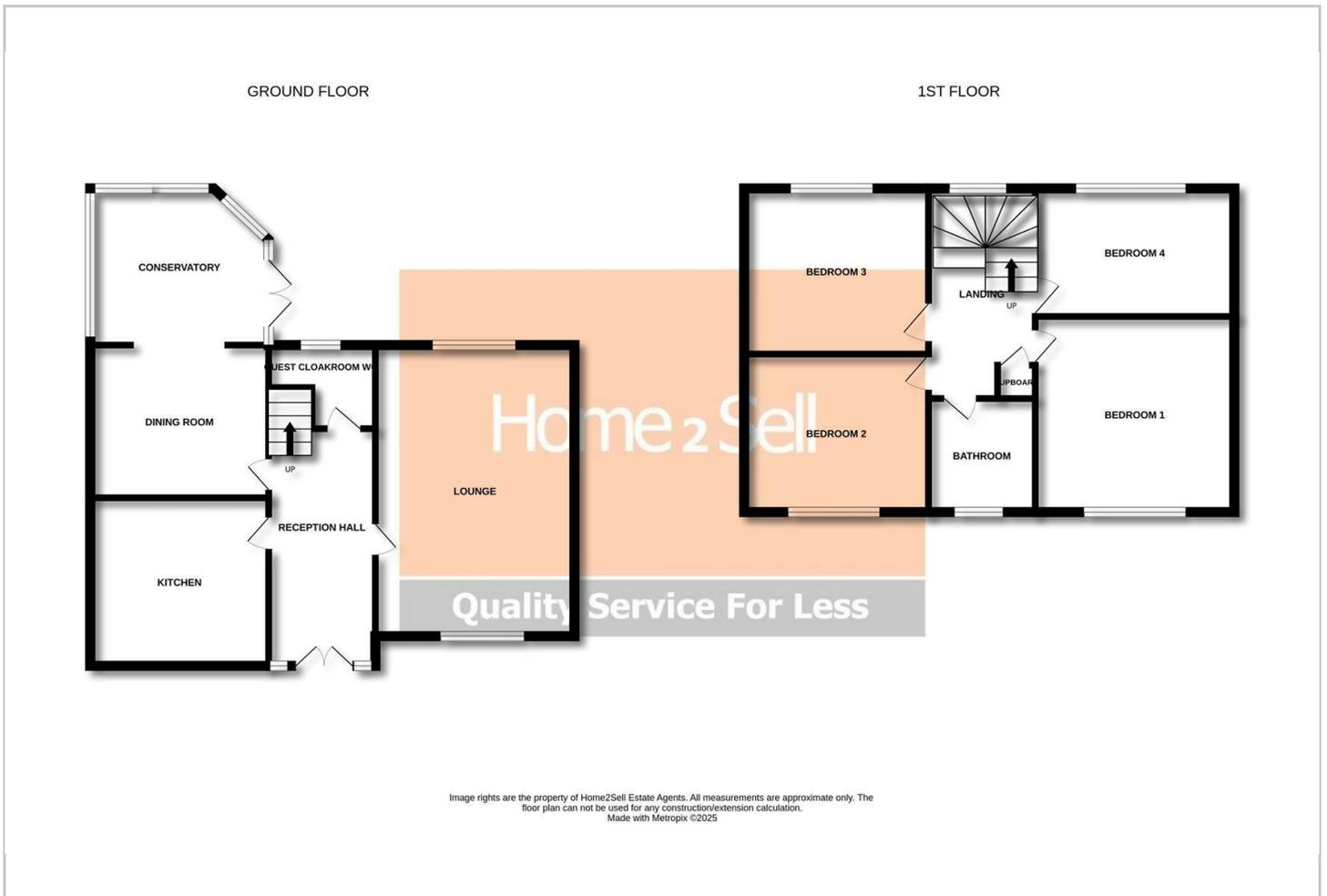
## Hybrid Map



## Terrain Map



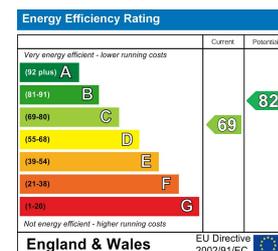
## Floor Plan



## Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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