Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

38 Laund Nook, Belper, DE56 1GY

£299,950

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A well presented three bedroomed family home occupying a generous plot with ample car parking, garage and gardens. Situated in a popular location close to Belper and excellent amenities Viewing is highly recommended.

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The extended family home offers well presented and generously proportioned accommodation comprising an entrance porch, entrance hallway, guest WC, lounge, dining room, conservatory and a well equipped kitchen with integrated appliances and pantry. The property would benefit from modernisation.

Benefitting from UPVC double glazed windows and doors and gas central heating fired by a Worcester combi boiler.

To the front of the property is a lawned fore garden with a driveway to the side providing ample off road parking and leads to a detached garage. The rear garden is laid to lawn with a wooden shed and greenhouse.

Situated conveniently close to Belper and its busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. Having easy access to Derby and Nottingham via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION
A UPVC entrance door allows access.

PORCH
Constructed of brick with three UPVC double glazed windows and a half glazed entrance door opens into :

ENTRANCE HALLWAY
Having a radiator, telephone point and stairs climb to the first floor.

GUEST WC
Appointed with a low flush WC and wall mounted wash hand basin with splash back tiling, UPVC double glazed window to the rear, wood effect flooring and a radiator.

LOUNGE
14'7 x 11'3 (4.45m x 3.43m)
There is a feature brick wall with stone effect fire surround, marble hearth and insert housing a living flame gas fire, radiator, UPVC double glazed window to the front, TV, aerial point, satellite connection and a glazed door opens into :

DINING ROOM
10'3 x 9'2 (3.12m x 2.79m)
Radiator and French doors open into :

CONSERVATORY
9'1 x 8'4 (2.77m x 2.54m)
Constructed with a brick base, UPVC double glazed windows and doors with a triple polycarbonate roof, light, power and TV aerial point.

FITTED KITCHEN
8'11 x 8'1 (2.72m x 2.46m)
Fitted with a range of light oak base cupboards, drawers and eye level units with marble effect rolled top work surface over incorporating a one and a half bowl sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric double oven and grill, gas hob, extractor hood, fridge freezer, dishwasher and washing machine. There is a UPVC double glazed window overlooking the garden, inset spot lighting, useful under stairs pantry and a half glazed entrance door opens to the side.

TO THE FIRST FLOOR

LANDING
There is a UPVC double glazed window to the side elevation, radiator and access to the part boarded roof void. A built-in airing cupboard houses the Worcester combi boiler (serving the domestic hot water and central heating system).

BEDROOM ONE
11'7 x 10'11 + recess (3.53m x 3.33m + recess)
Having a range of built-in wardrobes providing hanging and shelving facility, radiator and a UPVC double glazed window to the front.

BEDROOM TWO
10'11 x 11'7 (3.33m x 3.53m)
There is a UPVC double glazed window to the rear elevation and a radiator.

BEDROOM THREE
10'8 x8'6 (3.25m x2.59m)
An extended room with dual aspect UPVC double glazed windows to the side and front elevation, an in-built double wardrobe, radiator and TV aerial point.

ENSUITE
Fitted with a walk-in shower enclosure with an electric shower, wall mounted wash hand basin and extractor fan.

FAMILY BATHROOM
Appointed with a three piece suite comprising a panelled bath, pedestal wash hand basin and a low flush WC. complementary full tiling, UPVC double glazed window to the rear elevation, extractor fan, wood grain flooring and a radiator.

OUTSIDE
To the front of the property is a mature lawned fore garden with a blocked paved driveway providing off road parking and extending to a garage.

GARAGE
There is an up and over door, light, power and personal door to the side.

GARDEN
The rear enclosed garden is laid to to lawn with a paved seating area, perfect for alfresco dining and entertaining. Having a hardstanding with a wooden garden shed and greenhouse, outside lighting and outdoor tap.

Road Map

Hybrid Map

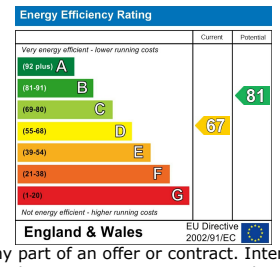
Terrain Map

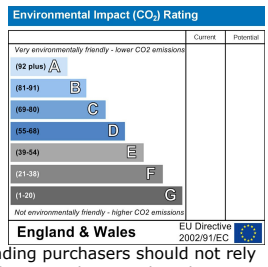
Floor Plan

Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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