

Far Laund
Belper

burchell edwards

# Far Laund
# Belper DE56 1FP

for sale
**£350,000**







## Property Description

Burchell Edwards are delighted to bring to the market, this attractive, traditional 1930s detached bungalow, situated in the popular Far Laund area of Belper. Occupying a generous plot, the property is well-presented throughout and offers spacious, versatile accommodation, making it an ideal purchase for those seeking single-storey living.

Conveniently positioned on a bus route and within easy reach of Belper town centre and it's excellent range of local amenities, the property also benefits from ample off-road parking, a garage and generous enclosed rear garden.

The accommodation briefly comprises an entrance hallway, cosy lounge with feature fireplace, separate dining room, re-fitted kitchen and conservatory. There are also two well-proportioned bedrooms and a re-fitted shower room.

Externally, the property enjoys a charming cottage-style garden to the front, whilst the rear is a generous enclosed garden, offering a pleasant outdoor space to relax and entertain. A driveway provides ample off-road parking and leads to the garage.

An excellent opportunity to acquire a well-maintained detached bungalow in a convenient and sought-after Belper location.

## Entrance Hallway

Accessed via a UPVC double glazed door to the front elevation and having a central heating radiator.

## Living Room

Having a gas feature fireplace with stone surround, a central heating radiator and UPVC double glazed bay window to the front elevation.

## Dining Room

Having a central heating radiator, feature fireplace with oak surround and a door leading to the conservatory.

## Kitchen

A modern re-fitted kitchen, comprising a range of matching wall and base units with laminate work surfaces over, incorporating a sink/ drainer unit with chrome mixer tap over and a four ring gas burning hob with extractor hood over. There is an integral oven and microwave, ample space for fridge/ freezer, washing machine and dishwasher, and a UPVC double glazed window to the rear elevation.

## Conservatory

Being of UPVC double glazed, glass roof construction with brick base, and having a central heating radiator and UPVC double glazed French doors to the rear elevation, providing access to the garden.

## Bedroom One

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

## Bedroom Two

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

## Shower Room

A re-fitted, three piece suite, comprising of; A walk-in shower cubicle with mains fed shower head over and low level W.C and pedestal wash hand basin with chrome mixer tap over, built into a vanity unit with fitted mirror. There is a chrome heated towel rail, tiled floor covering, a loft hatch providing access into the loft and a UPVC double glazed obscured window to the side elevation.

## Outside

To the front of the property is a beautiful cottage garden, laid mainly to lawn with planted borders and mature hedge for privacy. There is a tarmac driveway, providing ample off-road parking and a pathway to the front entrance door. There is side access that leads to the generously sized rear garden. The rear is enclosed with fenced boundaries, and enjoys a spacious paved patio seating area, lawn area with two apple trees, a timber shed and a detached garage.

## Garage

Having up and over door, light and power.

## Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

















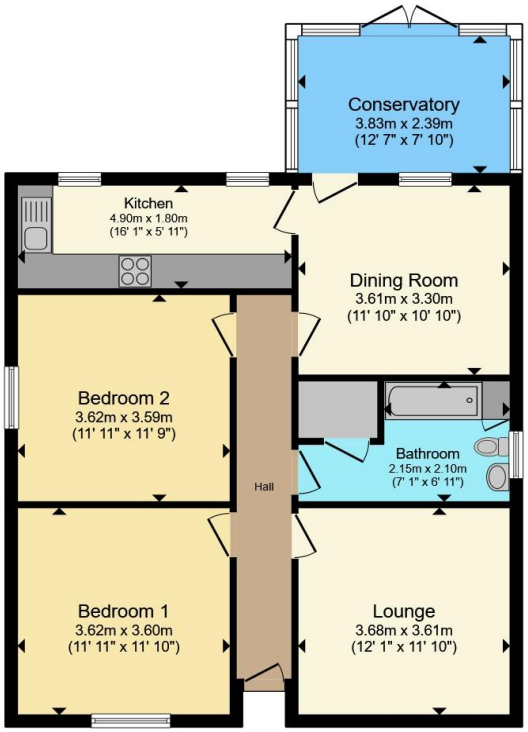


Total floor area 85.7 m² (923 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Burchell Edwards on

**T 01773 822622**
**E belper@burchelledwards.co.uk**

1-3 Bridge Street
BELPER DE56 1AY

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

**view this property online burchelledwards.co.uk/Property/BEL207333**

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.