



Far Laund  
Belper





# Far Laund Belper DE56 1FP

for sale  
**£270,000**



## Property Description

Burchell Edwards are excited to offer to the market this delightful three bedroom semi-detached property which is situated in a highly desirable part of Belper. The property offers a downstairs porch before entering the hallway, a lounge, a separate dining room, a kitchen with an additional utility room which grants access to the rear garden. Upstairs off the landing we find the master bathroom, as well as three well-proportioned bedrooms. Externally the property is set back from the road with a dropped kerb granting access to a driveway with a front laid lawn, with planting beds housing mature shrubbery, the front garden is enclosed with a wall boundary. The driveway leads to the rear garden, which offers a patio area perfect for alfresco dining, a brick outbuilding which could be used as a utility room, there are two further sheds for storage. The laid lawn extends almost the entire length of the garden, and offers a variety of mature shrubbery, perennial plants, and formerly vegetables. A viewing of this home is highly recommended in order to fully appreciate the accommodation on offer.

## Entrance Porch

Having a front elevation entrance door and being carpeted.

## Entrance Hallway

Having a single glazed front elevation wooden door with stain glass inserts, a radiator, a telephone point, and is carpeted.

## Dining Room

10' 11" into recess x 10' plus bay window ( 3.33m into recess x 3.05m plus bay window )

Having a front elevation double glazed bay window, a gas fire, a radiator, and is carpeted.

## Living Room

12' 5" x 10' 11" into recess ( 3.78m x 3.33m into recess )

Having a rear elevation double glazed window, a gas fire, a television aerial point, a radiator, and is carpeted.

## Kitchen

8' 6" x 5' 11" ( 2.59m x 1.80m )

Having a rear elevation double glazed window, work surfaces, wall and base units, sink/drain, plumbing for a washing machine, cooker point, an extractor fan, splashback tiling and is carpeted. A pantry can be found off the kitchen offering further storage, lighting and a side elevation double glazed window.

## Lean To

Having a front elevation double glazed window and side elevation single glazed windows, as well as a rear elevation single glazed door to the rear garden. The lean to benefits from power, lighting, and is carpeted. The lean to was previously used as a utility room.

## Landing

With stairs rising from the hallway, and granting access to all three bedrooms and the family bathroom, the landing is fully carpeted and has a side elevation double glazed window.

## Bedroom 1

12' 5" x 8' 11" plus wardrobe ( 3.78m x 2.72m plus wardrobe )

Having a rear elevation double glazed window, with far reaching views across the surrounding countryside, the bedroom benefits from fitted wardrobes and bedside cabinets, a radiator, and is fully carpeted.

## Bedroom 2

10' 6" into recess x 10' plus bay window ( 3.20m into recess x 3.05m plus bay window )

Having a front elevation double glazed window, built in storage, a radiator, and is carpeted.

## Bedroom 3

6' 10" x 6' 6" ( 2.08m x 1.98m )

Having a front elevation double glazed window, a radiator and is carpeted.

## Bathroom

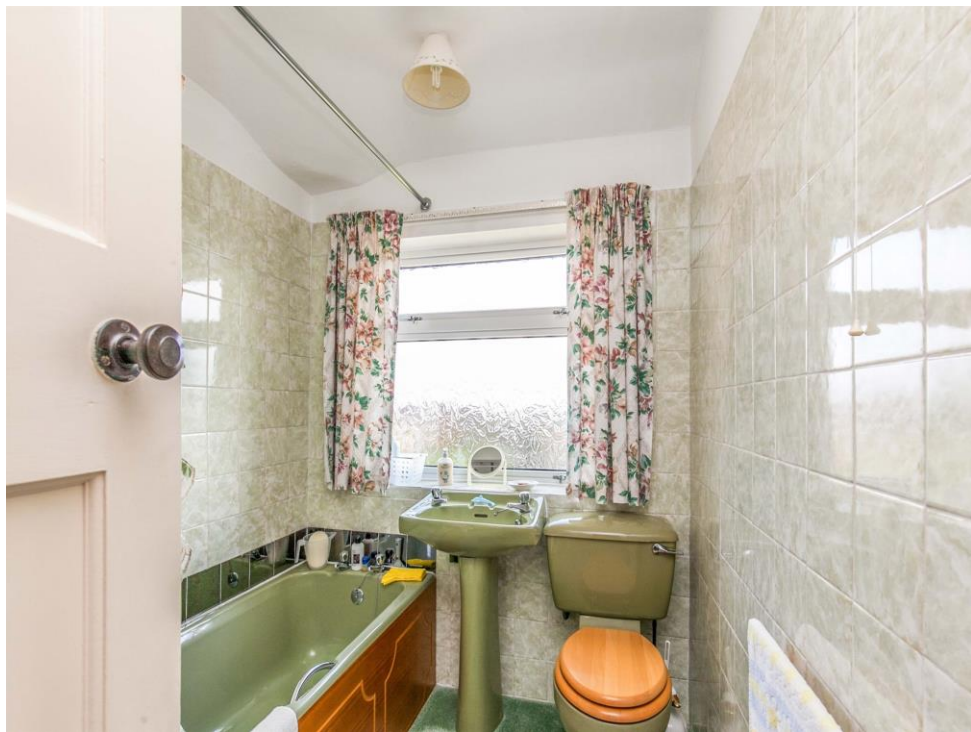
Having a rear elevation double glazed window, the bathroom comprises of: A bath with mixer taps, a thermostatic shower over the bath, a wash hand basin, a W.C, a storage cupboard housing the boiler, a radiator, partly tiled walls, and is carpeted.

## Outside

Externally the property is set back from the road with a dropped kerb granting access to a driveway with a front laid lawn, with planting beds housing mature shrubbery, the front garden is enclosed with a wall boundary. The driveway leads to the rear garden, which offers a patio area perfect for alfresco dining, a brick outbuilding which could be used as a utility room, there are two further sheds for storage. The laid lawn extends almost the entire length of the garden, and offers a variety of mature shrubbery, perennial plants, and formerly vegetables.



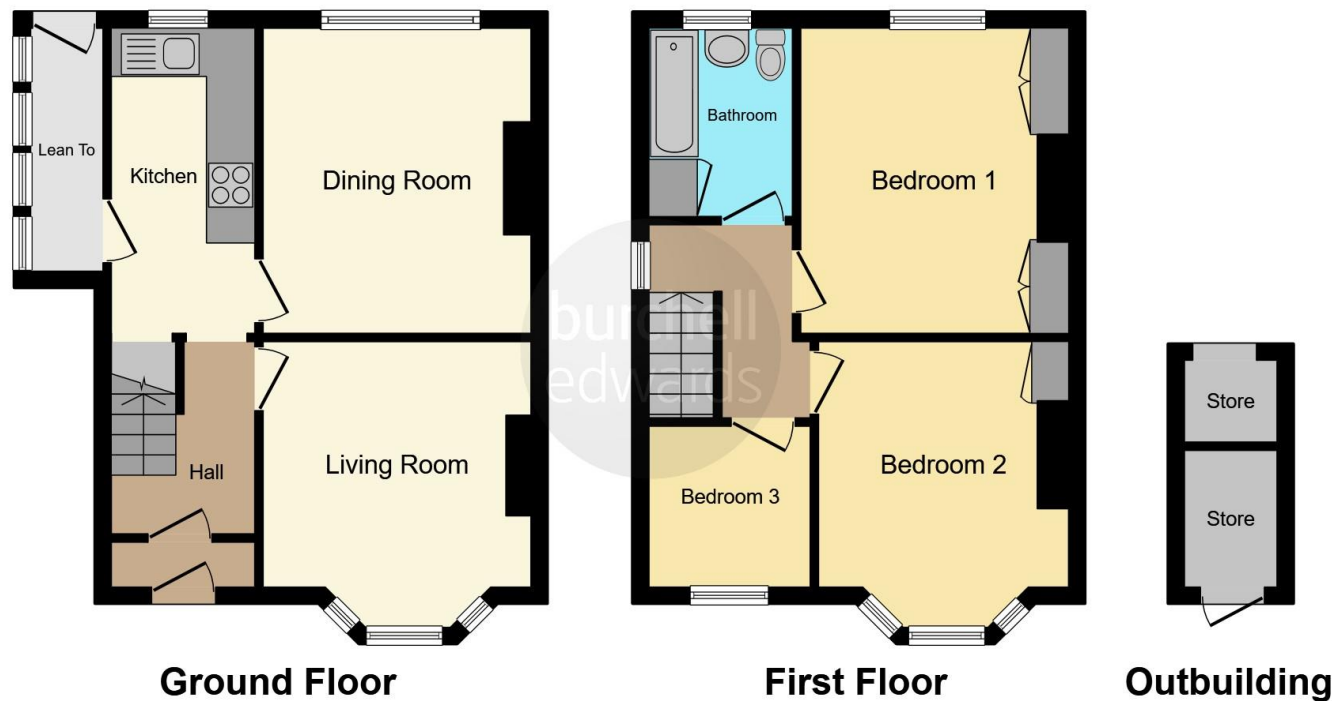












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To view this property please contact Burchell Edwards on

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**EPC Rating: D**

**Tenure: Freehold**

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