



£170,000

Laund Hill, Belper DE56 1FH

Semi-Detached House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Sold Via Modern Method of Auction
- Semi Detached Cottage
- 2 Bedrooms (Plus Attic Room)
- Beautiful Gardens With Views
- Through Lounge/Diner
- Walking Distance Into Belper Town
- Ideal First Time Buy
- Viewing Advised
- Council Tax Band A

## Property Description

\*\*\*\*Sold via Modern Method of Auction \*\*\*\* Offered for sale with no upward chain is this spacious semi-detached cottage, located within the highly regarded Lawn Hill area of Belper.

## Main Particulars

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Derbyshire Properties are delighted to present this attractive and competitively priced semi-detached cottage, ideally suited to first-time buyers and those looking to downsize. The property offers well-proportioned accommodation throughout and occupies a pleasant residential position. The internal layout briefly comprises a through lounge/dining room, fitted kitchen, rear hallway, and ground-floor bathroom. To the first floor, a landing provides access to two bedrooms, with a further attic room accessed from bedroom two. Externally, the property enjoys an appealing frontage with a lawned garden enclosed by an attractive stone wall boundary. To the rear is a private and substantial garden, mainly laid to lawn with mature hedgerow planting and stone walling.

Lounge/Diner

Living Area:

Entered via a uPVC front door, this light and airy living space features a double-glazed window to the front elevation, wall-mounted radiator, TV point, decorative coving, and wall lighting. The focal point of the room is a wall-mounted gas living-flame effect fire set within a stone surround with raised hearth.

Dining Area:

With decorative coving, wall-mounted radiator, and wall lighting. The area also benefits from a staircase to the first-floor landing, under-stairs storage alcove, and a further double-glazed window to the rear elevation.

### Kitchen

Fitted with a range of wall and base-mounted matching units with roll-top work surfaces incorporating a one-and-a-half bowl stainless steel sink with mixer tap. Integrated electric oven, induction hob with pull-out extractor canopy over, under-counter space for fridge and freezer, tiled flooring, tiled splashbacks, and a double-glazed window to the side elevation.

### Rear Hall

With door to the side elevation providing access to the rear garden, decorative dado rail, and internal doors leading to the ground-floor bathroom, kitchen, and a useful storage cupboard.

### Ground Floor Bathroom

Comprising a three-piece white suite including WC, pedestal wash-hand basin, and panelled bath with wall-mounted electric shower and curved glass screen. Tiled walls, chrome heated towel rail, pine-clad ceiling, obscured double-glazed window, and tiled floor.

### First Floor

#### Landing

Accessed from the dining area with internal doors leading to both bedrooms.

#### Bedroom 1

With double-glazed window to the front elevation providing elevated views across Belper, wall-mounted radiator, and decorative coving.

#### Bedroom 2

With double-glazed window to the rear elevation overlooking the garden, wall-mounted radiator, Storage area and secondary staircase providing access to the attic room.

### Second Floor

#### Attic Bedroom

Featuring a wall-mounted radiator and Velux skylight to the rear elevation.

### Outside

To the front is a well-maintained lawned garden with stocked flower beds and borders, enclosed by attractive stone walling. The private rear garden features a full-width patio area housing a greenhouse, steps leading to a lawned garden with well-stocked flower beds and borders, and a range of mature planting, all enclosed by stone walling and timber fencing.

### Disclaimer

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.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	48	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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