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£200,000

Laund Hill, Belper DE56 1FH

Semi-Detached House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- 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

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

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

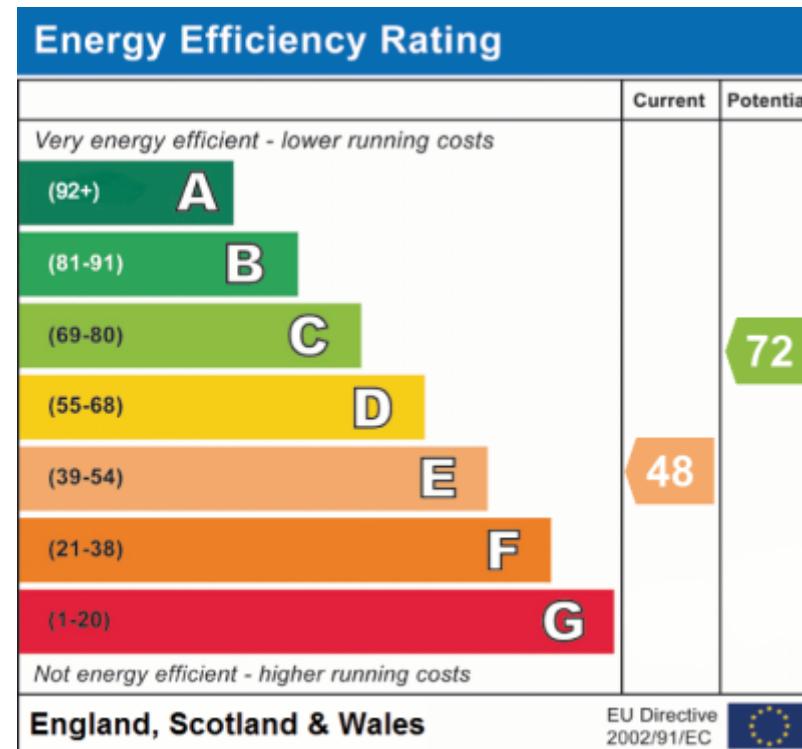
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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