# £525,000

## Laund Avenue, BELPER DE56 1FL

Detached House | 4 Bedrooms | 2 Bathrooms

# Step Inside

## Key Features

- Beautiful Detached Family Home
- 4 Bedrooms & 2 Bathrooms
- Accommodation Over 3 Floors
- Private Cul-De-Sac Location
- Stunning Kitchen & Bathrooms
- Ideal Family Purchase
- Driveway & Converted Garage
- Utility/Guest Cloakroom & Home Gym
- Private Enclosed Garden
- Council Tax Band D

## Property Description

An excellent opportunity to acquire this beautifully presented modern family home, ideally positioned within a quiet cul-de-sac setting.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this stunning four-bedroom detached family home, thoughtfully designed to provide spacious and versatile accommodation over three floors. Finished to a high standard throughout, the property perfectly combines contemporary living with practical family space. The accommodation briefly comprises a welcoming reception hall, generous living room, guest cloakroom/WC, utility room, and a useful storeroom/home gym created from part of the integral garage. The heart of the home is the impressive open-plan kitchen/breakfast room, featuring a stylish range of fitted units, high-quality integrated appliances, and a central island. Bifold doors open onto the rear garden, creating an ideal space for both everyday family living and entertaining. To the first floor, a spacious landing leads to three well-proportioned bedrooms and a beautifully appointed four-piece family bathroom, complete with a freestanding bath and separate shower enclosure. The second floor hosts a superb master suite, offering a luxurious retreat with a dressing area, Juliet balcony, and a contemporary ensuite shower room. Externally, the property benefits from ample off-road parking via a large block-paved driveway, along with a partially retained storage garage featuring an electric roller door and EV charging point. The enclosed rear garden is ideal for families, boasting a generous Indian sandstone patio (currently housing a hot tub), a raised lawn, and a further timber decking area—perfect for outdoor entertaining.

Ground Floor


Reception Hall
Entered via a composite door into a light and welcoming space featuring half-height wood panelling, LVT flooring, a carpeted staircase rising to the first floor, decorative coving, and inset spotlights.

Guest Cloakroom
Fitted with a low-level WC and pedestal wash hand basin with tiled splashback. LVT flooring, period-style wall-mounted radiator, obscured double-glazed window to the front, inset spotlights, and extractor fan.

Integral Garage/ Home Gym
The front section remains as storage with an electric roller door, power, lighting, and an electric panel heater. An internal door leads to a converted space currently used as a home gym, also benefitting from power and lighting.

Utility Room
Fitted with a range of wall and base units with granite work surfaces, providing space for a washing machine and tumble dryer. Continuation of LVT flooring, period-style radiator, extractor fan, and composite door to the side elevation.

Open Plan Kitchen/Breakfast Room
A stunning, light-filled space featuring an extensive range of modern units with granite work surfaces and a central island with inset double sink and seating area. Integrated appliances include a stainless steel gas range cooker with extractor canopy, convection microwave, and fridge/freezer. The room is enhanced by bifold doors

opening to the rear garden, along with ceiling spotlights, integrated speaker system, and TV point.

## Living Room

A spacious and stylish reception room with continuation of flooring, decorative coving, inset spotlights, radiator, TV point, feature alcove/log store, and bifold doors leading out to the rear garden.

## First Floor

## Landing

A bright and spacious landing with feature wall panelling, decorative coving, and inset spotlights.

## Bedroom 2

Double-glazed window to the front elevation, period-style radiator, and TV point.

## Bedroom 3

Double-glazed window to the rear elevation, radiator, and space for bedroom furniture.

## Bedroom 4

Double-glazed window to the front, fitted bedroom furniture including wardrobes, shelving, and dressing table, radiator, and inset spotlights.

## Family Bathroom

A beautifully appointed four-piece suite comprising low-level WC, pedestal wash basin, freestanding oval bath with freestanding tap and shower attachment, and a large walk-in shower with mains-fed shower. Tiled flooring, partial wall tiling, chrome heated towel rail, obscured double-glazed window, spotlights, and extractor fan.

## Second Floor

## Master Suite ( Bedroom 1)

A stunning top-floor retreat with dressing area, featuring double-glazed French doors opening to a Juliet balcony, rear skylight, inset spotlights, radiators, TV point, and useful eaves storage.

## En-Suite

Comprising low-level WC, pedestal wash basin, and separate shower enclosure with wall-mounted shower. Fully tiled walls, tiled flooring, Velux skylight, chrome heated towel rail, and extractor fan.

## Outside

To the front, a generous block-paved driveway provides ample off-road parking, along with access to the integral garage and EV charging point.

A side pathway leads to the enclosed rear garden, designed for ease of maintenance and family enjoyment. The garden features a large Indian sandstone patio area (currently housing a hot tub), steps rising to a lawn, and a further timber decking seating area, all enclosed by timber fencing. External lighting and an outside tap are

also provided.

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 |
|---|---|---|
| **Very energy efficient - lower running costs** | | |
| (92+) **A** | | |
| (81-91) **B** | 85 | 91 |
| (69-80) **C** | | |
| (55-68) **D** | | |
| (39-54) **E** | | |
| (21-38) **F** | | |
| (1-20) **G** | | |
| **Not energy efficient - higher running costs** | | |

**England, Scotland & Wales**

EU Directive
2002/91/EC