



£495,000

Far Laund, Belper DE56 1FJ

Detached House | 3 Bedrooms | 2 Bathrooms

01773 820983

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# Step Inside

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## Key Features

- Superb Extended Family Home
- Beautiful Rear Extension
- Superb Open Plan Dining Kitchen & Living Area
- Utility Room & Study
- Extensive Private Rear Garden
- Driveway & Detached Garage
- Sought After Area Close to Schools
- Modern & Contemporary Design Throughout
- View Essential!

## Property Description

New to the market is this superbly extended traditional detached residence, occupying an extremely sought-after residential location.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this beautifully presented and recently extended detached home, offering spacious and versatile accommodation ideal for modern family living. The property briefly comprises: a spacious entrance hallway with feature flooring, a living room with bay window, study, utility room, additional storage room (offering potential for a guest cloakroom/WC), and a stunning open-plan living kitchen/dining space forming the heart of the home. To the first floor, a landing provides access to three well-proportioned bedrooms and a beautifully appointed family bathroom featuring a luxury wet room-style shower. Externally, the property benefits from a spacious frontage with driveway parking, complemented by mature planted borders providing privacy and screening from neighbouring properties. A side driveway leads to a detached garage, while to the rear lies an exceptionally large and private landscaped garden—ideal for families and outdoor entertaining. The property's location is highly desirable, being within close proximity to well-regarded local schools and Belper town centre, making it particularly attractive to family buyers. An early internal inspection is strongly advised to fully appreciate the quality and space on offer.

### Reception Hall

Entered via a composite front door with adjoining obscured side panel, this bright and welcoming reception space features LVT parquet-style flooring, a wall-mounted vertical radiator, and a beautifully restored oak staircase with understairs storage cupboard.

### Living Room

A generous reception room with a feature double-glazed bay window to the front elevation with bespoke fitted blinds, plus an additional side window allowing for excellent natural light. There is a wall-mounted period-style radiator and a TV point positioned on the chimney breast. The focal point of the room is a cast-iron log burner set within an exposed brick surround and resting on a stone hearth.

### Study

With double-glazed window to the side elevation, modern vertical wall-mounted radiator, and LVT flooring continuing from the hallway, creating a seamless flow.

### Utility Room

Beautifully fitted with a range of matching wall and base units with quartz worktops. Incorporating space and plumbing for washing machine and tumble dryer, this practical space also benefits from a modern vertical radiator, spot lighting, and continued flooring from the hallway.

### Store Room (Potential Guest Cloakroom/WC)

Offering excellent potential to be converted into a guest cloakroom, with plumbing available for WC and wash hand basin. Finished with spotlights, extractor fan, and continued flooring.

### Superb Open Plan Living/Kitchen/Dining (Rear Extension)

A superb rear extension forming the focal point of the home. The kitchen comprises a range of contemporary wall and base units with quartz work surfaces, incorporating a one-and-a-half bowl sink with feature hot water tap. Integrated appliances include dishwasher, double oven, and fridge/freezer.

A large central island provides an induction hob with extractor, wine cooler, and breakfast seating. The space is enhanced by skylights, double-glazed side window, and full-width bi-fold doors opening onto the rear garden, flooding the area with natural light.

The living/dining area offers ample space for seating and entertaining, with vertical radiators, TV point, and recessed spotlighting, all finished with continuous flooring for a seamless modern feel.

First Floor

Landing

With side elevation window, loft access hatch, and recessed spot lighting.

Bedroom 1

With front-facing double-glazed window with bespoke fitted blinds, period-style radiator, and a range of fitted bedroom furniture providing storage and hanging space.

Bedroom 2

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

Bedroom 3

Double-glazed window to front elevation and period-style radiator.

Stunning Family Bathroom

A stunning four-piece suite comprising WC, vanity wash hand basin, large bath with shower attachment, and a luxury wet room-style shower enclosure with rainfall shower head and glass screen. Further features include underfloor heating, heated towel rail, part-tiled walls, tiled flooring, spotlights, extractor fan, and obscured double-glazed window.

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.

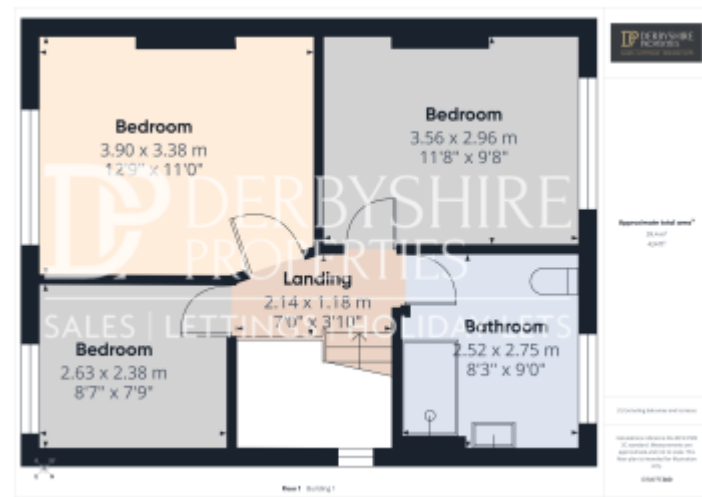
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.

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## 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>		77
(55-68) <b>D</b>	54	
(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	

Telephone: 01773 820983

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