

# Far Laund, Belper

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Offers in excess of  
**£585,000**



This property at a glance:



2



4



3



6



C



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# Far Laund, Belper



## Sam says:

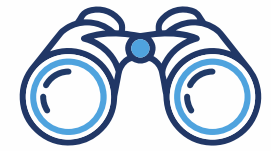
"Wow, the footprint of this home is so impressive! The house itself is incredibly spacious and the garden really is the icing on the cake! The current owners have been here 39 years and you can really feel how much they've loved this home. Downstairs, the living room runs from front to back, with patio doors out to the garden, so lots of space for the family! There's a lovely breakfast kitchen too, as well as a conservatory, dining area, study and guest WC. There's two access points into the double integral garage as well which is really handy. Each bedroom is a great size, particularly the master, which has a dressing area! Both the master and bedroom 2 have en-suites which is a real bonus. The garden is so special. There are multiple patio areas, lots of lawn, big beautiful trees and even a secret second section of garden through unique opening in the hedge! It has a real secret garden feel about it. Just stunning."



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# Street, Suburb



## Did you spot...

The pergola sheltered by bushes, and the beautiful secret garden at the end?



## A message from the seller:

*"We love living here but we need to move to a smaller plot now. It's a lovely quiet location and the garden is really private too. We also have very nice neighbours! There are two buses near here every hour and there's a postbox just outside too. Good schools, shops and nurseries are within walking distance of the house. We've lived here 39 years and have a lot of lovely memories from family gatherings and garden parties. Its been wonderful to live here"*





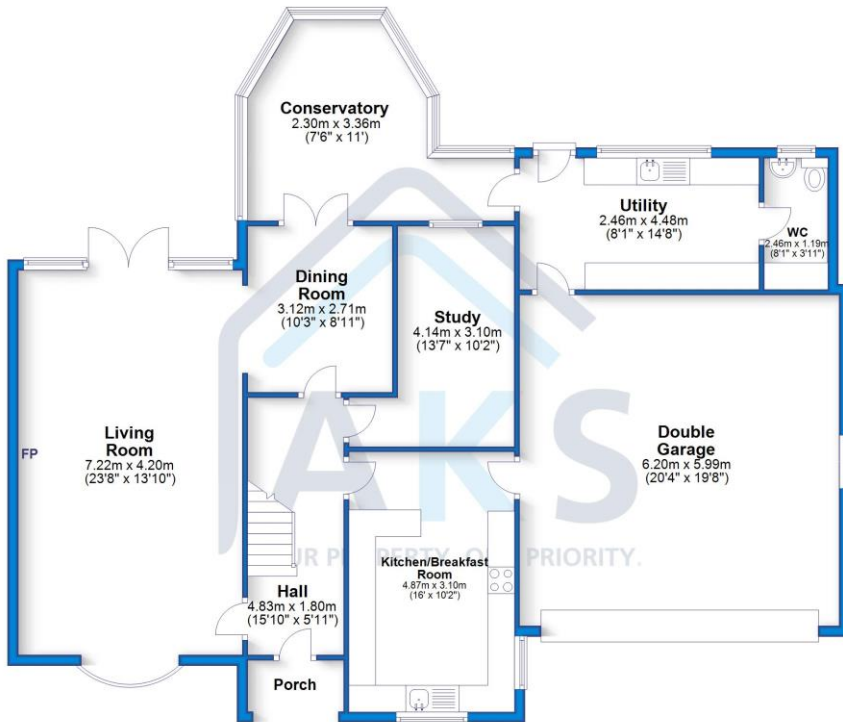
# Floor Plan



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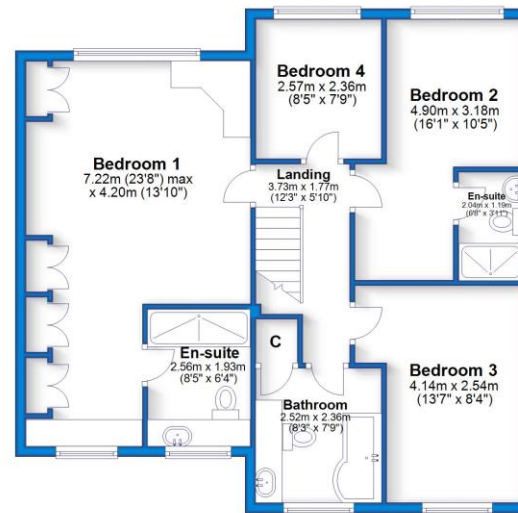
### Ground Floor

Approx. 143.5 sq. metres (1545.1 sq. feet)



### First Floor

Approx. 76.6 sq. metres (824.8 sq. feet)



Total area: approx. 220.2 sq. metres (2369.9 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



200+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call **01332 30 30 30**

Click [here](#) to watch the property video



## Key Features:

- EPC RATING C
- DOWNSTAIRS STUDY
- VERY LARGE GARDEN
- FAMILY BATHROOM AND 2 EN-SUITES
- SPACIOUS
- CONSERVATORY
- VERY LARGE DRIVEWAY



## About the area:

Belper is a beautiful town which has something for the whole family. The town centre has all the local amenities including bars, traditional pubs, restaurants, local shops and main supermarket including Aldi and Morrisons. Located in the heart of Derwent Valley Mills World Heritage Site, it is very easy to get to the countryside for amazing walks and scenery. There are many public transport links available with busses that run into Derby City Centre as well as the surrounding villages and Belper Train Station runs to Derby as well as Matlock and Sheffield.



## Schools:

There are several primary schools and a sixth form college as well as a leisure centre with a 25m swimming pool, 3G football pitches and a gym.