



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —

**DERBYSHIRE**





**Laund Hill, Belper, Derbyshire DE56 1FH**  
**£200,000 - Freehold**



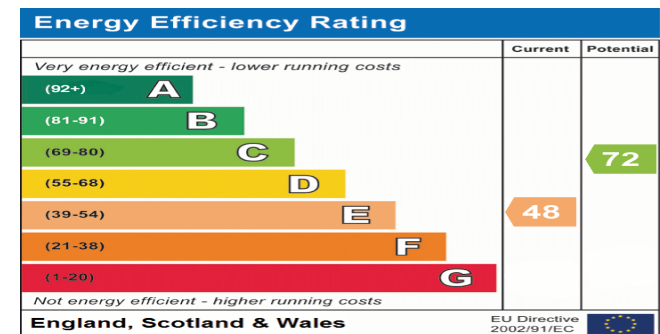


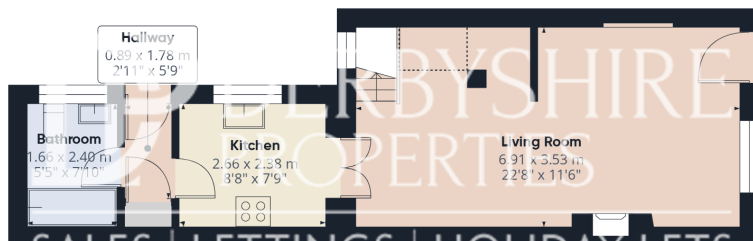
## PROPERTY DESCRIPTION

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.

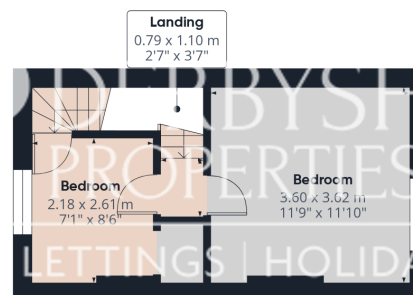
## POINTS OF INTEREST

- 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

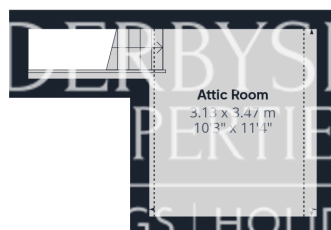




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

69.1 m<sup>2</sup>  
744 ft<sup>2</sup>

**Reduced headroom**

2.6 m<sup>2</sup>  
28 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**