





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

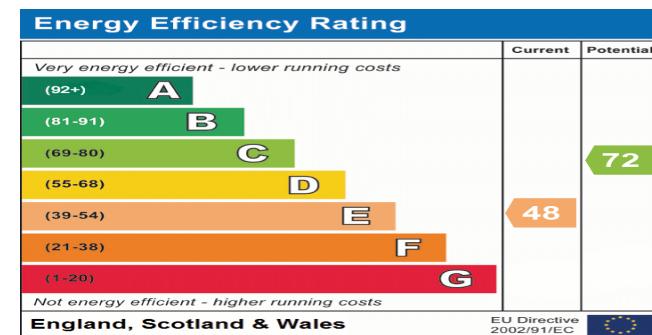


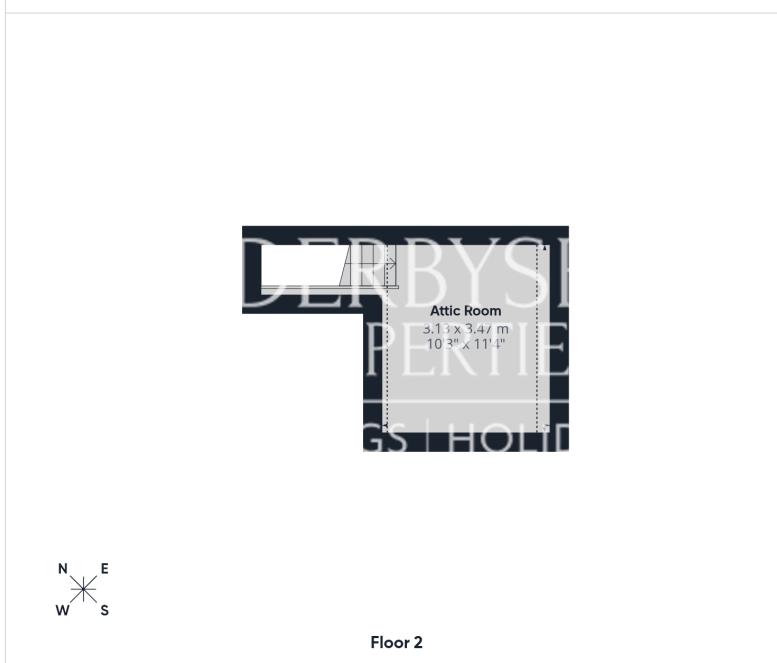
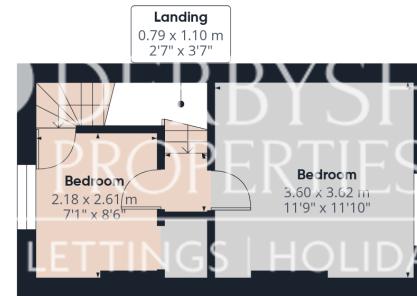
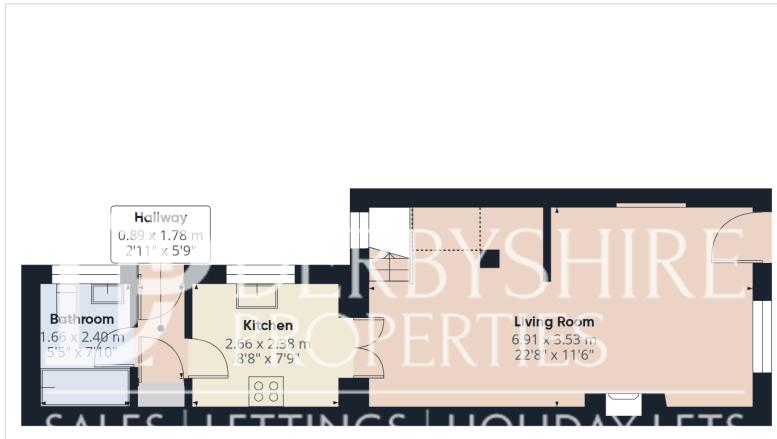
PROPERTY DESCRIPTION

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





Approximate total area⁽¹⁾

69.1 m²

744 ft²

Reduced headroom

2.6 m²

28 ft²

(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.

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