



## 17 Laund Avenue, Belper, DE56 1FL

**£229,950**



A beautifully presented modern semi detached family home situated in a quiet cul de sac location. Offering deceptively spacious two double bedroom accommodation with a modern kitchen diner, south facing garden and off road parking. Viewing is strongly recommended.



# 17 Laund Avenue, Belper, DE56 1FL

£229,950



The welcoming accommodation has had the garage converted to provide a fully integrated dining kitchen and ground floor WC. there is a spacious lounge with French doors opening onto the garden. To the first floor there are two double bedrooms and a bathroom.

Benefitting from UPVC double glazed windows and doors and gas central heating fired by a combi boiler.

To the front of the property is a fore garden with off road parking for two vehicles. A path to the side provides access to a good sized lawned garden with a paved seating area, enjoying a southerly aspect.

Situated conveniently close to Belper with its busy railway station, excellent schools, shops and leisure facilities. Having easy access to Derby and Nottingham via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

## ACCOMMODATION

A stylish half glazed composite entrance door allows access.

## ENTRANCE HALLWAY

Having wood grain effect Karndean flooring in light grey and stairs climb to the first floor.

## LOUNGE

15'5 x 10'11 (4.70m x 3.33m)

A generous room with UPVC double glazed

patio doors opening onto the garden, radiator and feature wall with inset electric fire and multi-media recess with TV aerial point, telephone point and satellite connection.

## IMPRESSIVE DINING KITCHEN

15'3 x 12'9 reducing to 9'5 (4.65m x 3.89m reducing to 2.87m )

Beautifully appointed with a range of charcoal base cupboards, drawers and eye level units with quartz work surface over extending to a breakfast bar and incorporating an inset stainless steel sink drainer with mixer hose tap. Integrated appliances include an electric oven, induction hob, extractor hood, fridge freezer, dishwasher and washing machine. There is inset spot lighting, pendant lighting, BT point, Karndean flooring, radiator and twin UPVC double glazed windows to the front.

## GUEST WC

Appointed with a low flush WC and a vanity wash hand basin with splash back tiling, vinyl flooring and radiator.

## TO THE FIRST FLOOR

## LANDING

There is access to the roof void.

## BEDROOM ONE

13'4 x 11' + wardrobe recess (4.06m x 3.35m + wardrobe recess)

Having a UPVC double glazed window to the rear elevation, radiator, TV aerial point and a

range of built-in slide robe wardrobes providing excellent hanging and shelving.

## BEDROOM TWO

9'5 x 9'1 (2.87m x 2.77m )

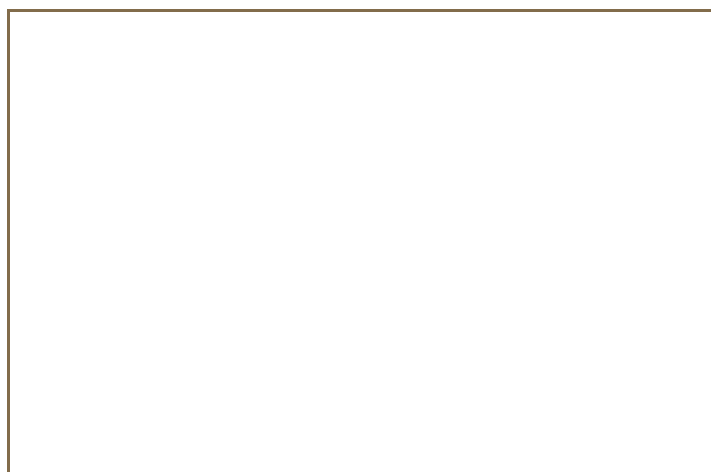
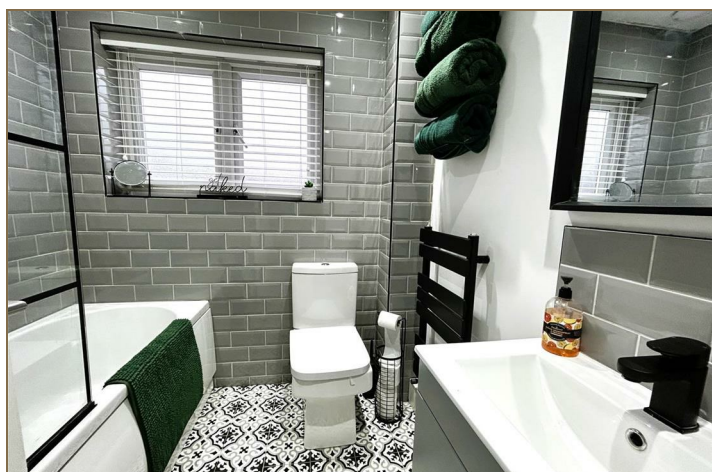
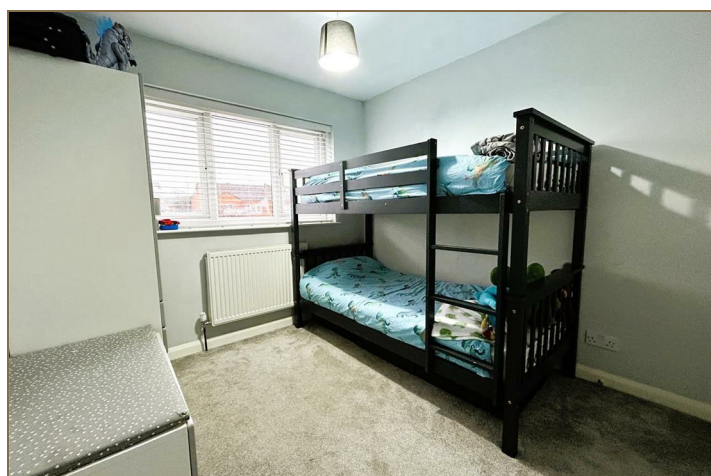
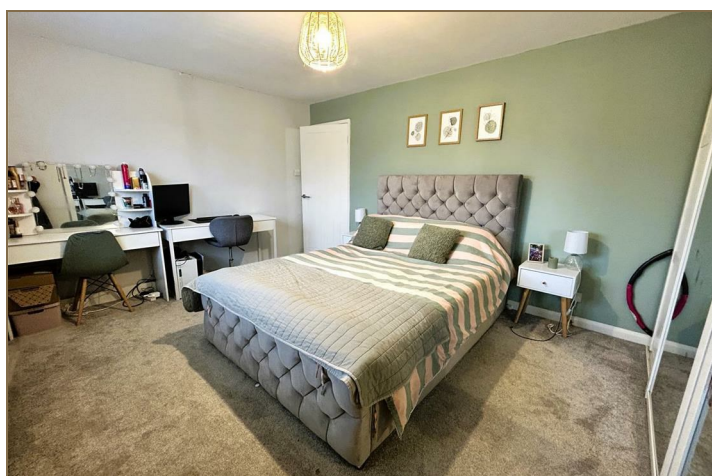
Having a UPVC double glazed window to the front elevation, radiator and a built-in over stairs cupboard houses a combi boiler (serving the domestic hot water and central heating system).

## BATHROOM

Appointed with a panelled bath with thermostatic rainfall shower, vanity wash hand basin and low flush WC. There is complementary wall tiling, heated towel radiator, inset spot lighting and patterned ceramic tiled floor.

## OUTSIDE

To the front of the property is a double driveway providing ample off road parking. A path to the side provides access to the sunny rear garden, which is laid to lawn with a paved patio, perfect for alfresco dining and entertaining. There is a wooden garden shed.



Road Map



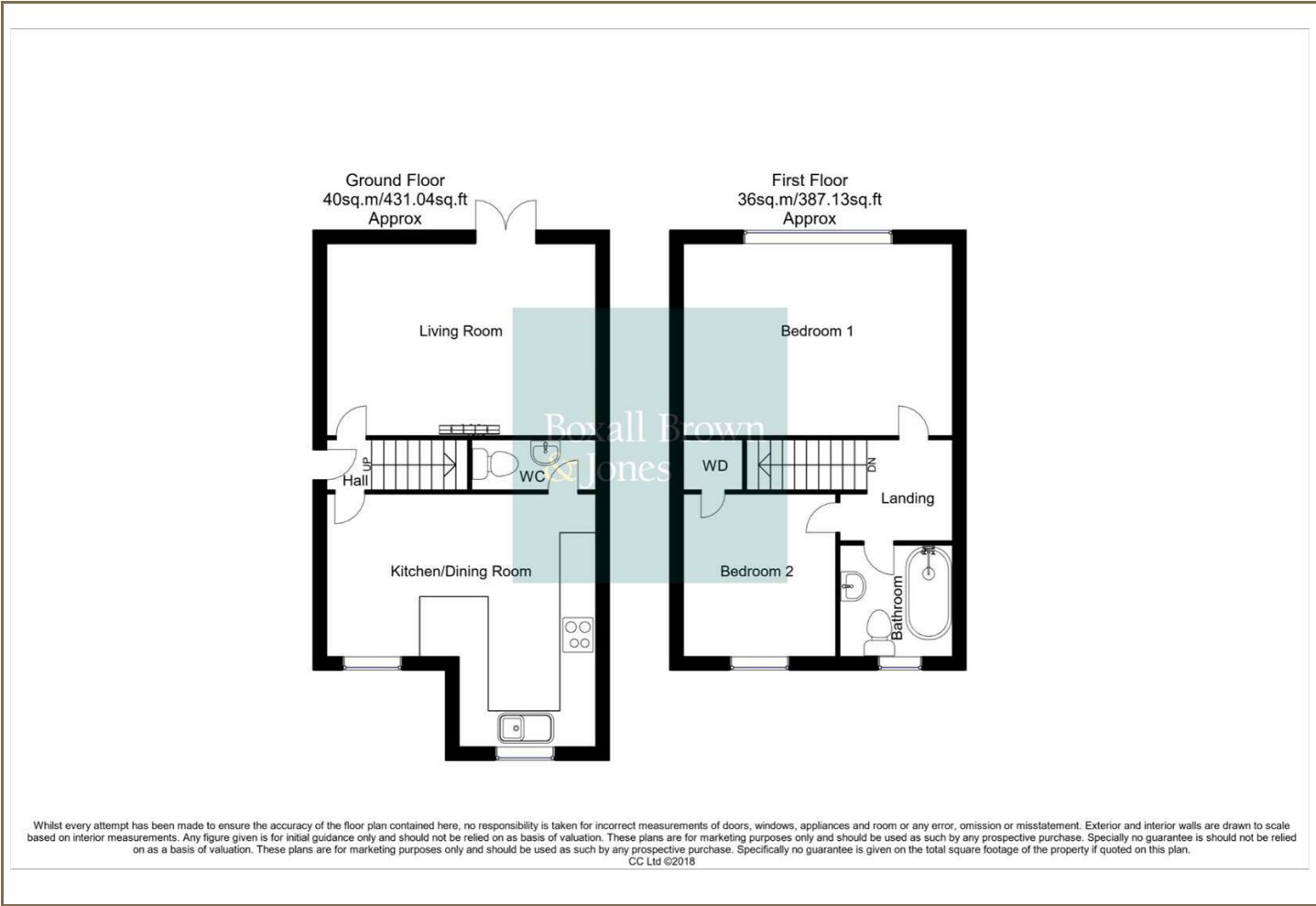
Hybrid Map



Terrain Map



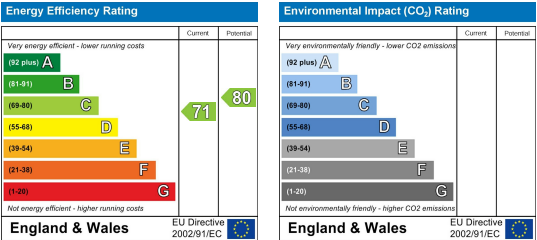
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
[sales@boxallbrownandjones.co.uk](mailto:sales@boxallbrownandjones.co.uk)

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
[belper@boxallbrownandjones.co.uk](mailto:belper@boxallbrownandjones.co.uk)