

Home 2 Sell

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39 Edensor Drive

Belper, DE56 1TL

£334,950

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This outstanding gable fronted modern three double bed roomed detached residence, occupies a highly sought after and convenient location. The property has been upgraded to an exceptionally high standard, and requires an internal inspection to truly appreciate the superbly presented accommodation. Supplemented by PVCu double glazing and gas central heating. Accommodation consisting in brief; entrance porch, hall with guest cloakroom WC, dining room, lounge with feature fireplace, impressive fitted kitchen with built in appliances. To the first floor a spacious landing leads to the master bedroom with built-in wardrobes and a luxury en suite shower room, two further generous bedrooms and luxury family bathroom having a three piece suite. Outside the property has a tarmac driveway with car standing space for two vehicles leading to an integral garage having an electric roller shutter door. To the rear of the property a delightful enclosed garden having an Indian flagstone patio terrace with manicured lawn and well stocked established borders. VIEWING HIGHLY RECOMMENDED.



Entrance Porch

This beautiful property is entered via a composite door having glazed inserts, hard-wearing natural coconut coir flooring, useful hanging space, ceiling light and door to the reception hall.

Reception Hall

Having a column radiator, ceiling light, quality wood grain effect laminate flooring, ceiling light and stairs off to the first floor landing.

Guest Cloakroom WC

6'0" x 4'10" (1.83m x 1.48m)

This very generously proportioned guest cloakroom has a two piece suite comprising of a close couple WC and a pedestal hand wash basin. Chrome ladder style heated towel radiator, PVCu double glazed window to the side elevation, complimentary half wall tiling and useful storage cupboard.

Integral Garage

17'8" x 8'2" (5.39m x 2.51m)

Having an electric roller shutter door, power and light. Wall mounted Glow worm Ultracom boiler which services the domestic hot water and central heating system. Space and plumbing for an automatic washing machine.

Kitchen

12'0" x 8'5" (3.66m x 2.58m)

This beautifully presented kitchen has a range of base wall and matching drawer units with work surfaces over incorporating a sink drainer unit with swan neck mixer tap. Complimentary wall tiling, integrated electric fan assisted self clean oven, microwave combination oven and gas five ring hob with extractor canopy over. Integrated fridge freezer and dishwasher. Wood grain effect laminate flooring, PVCu double glazed window to the front elevation,

recessed ceiling lighting, wood grain effect flooring, column radiator and a PVCu double glazed door to the side access.

Dining Room

10'1" extending 12'9" x 9'4" (3.09m extending 3.91m x 2.86m)

Having a walk in bay with PVCu double glazed French doors to the rear garden aspect with side windows, central heating radiator, wood grain effect laminate flooring and ceiling light.

Lounge

11'0" extending 11'7" x 13'5" (3.36m extending 3.55m x 4.10m)

Having a PVCu double glazed window to the rear garden aspect, coving to the ceiling and light and a quality wood grain effect flooring. The focal point of the room is a gas coal effect living flame fire set on a raised marble aggregate hearth with matching back drop and wooden surround. Fitted shelving with Television point.

To the first floor landing

Having ceiling light and PVCu double glazed window to the side elevation.

Master Bedroom

12'7" x 10'11" (3.84m x 3.34m)

Having three PVCu double glazed windows to the front elevation central heating radiator, fitted wardrobes, wood grain effect flooring and ceiling light.

Luxury En suite Shower Room

Having a three piece suite comprising of a vanity hand wash basin with fitted drawers, close couple WC and a shower enclosure having a thermostatically controlled shower.

Bedroom Two

10'5" red 6'11" x 14'11" (3.18m red 2.13 x 4.55)

Having two PVCu double glazed windows to the rear elevation, two central heating radiators, wood grain effect flooring and two ceiling lights.

Bedroom Three

7'10" x 10'5" max (2.41m x 3.20m max)

Having a PVCu double glazed window to the rear elevation, central heating radiator, fitted wardrobes and ceiling light.

Luxury Family Bathroom

Having a beautiful fitted three piece suite comprising of a close couple WC, vanity hand wash basin and a bath with panelled side having a thermostatically controlled shower over. Chrome ladder style heated towel rail, PVCu double glazed opaque window, extractor fan and recessed ceiling lighting.

Outside

Outside the property has a tarmacadam driveway with standing space for two vehicles leading to an integral garage having an electric roller shutter door. Gated side access to the rear of the property which has a delightful enclosed garden having an Indian flagstone patio terrace with manicured lawn and well stocked established borders.

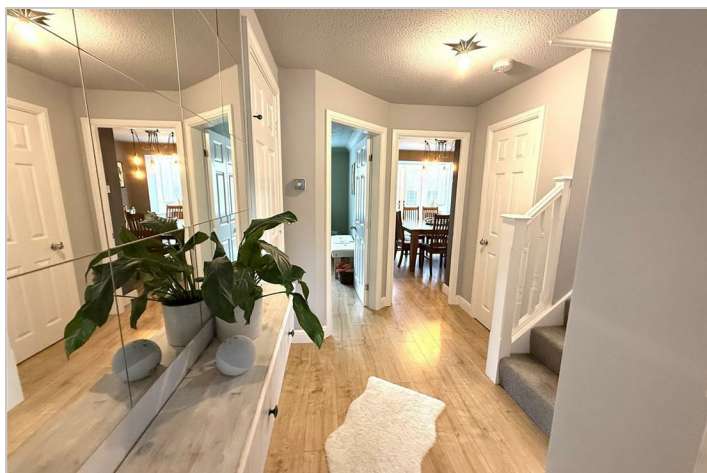
Area

Edensor Drive is situated approximately a mile from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

Directional Note

From our Belper office proceed up through the Market Place, High Street and onto Spencer Road, go straight over the mini island onto Kilbourne Road and continue round onto Whitemoor Lane. Turn left into Gregory's Way, then take the third right into Edensor Drive.



Road Map



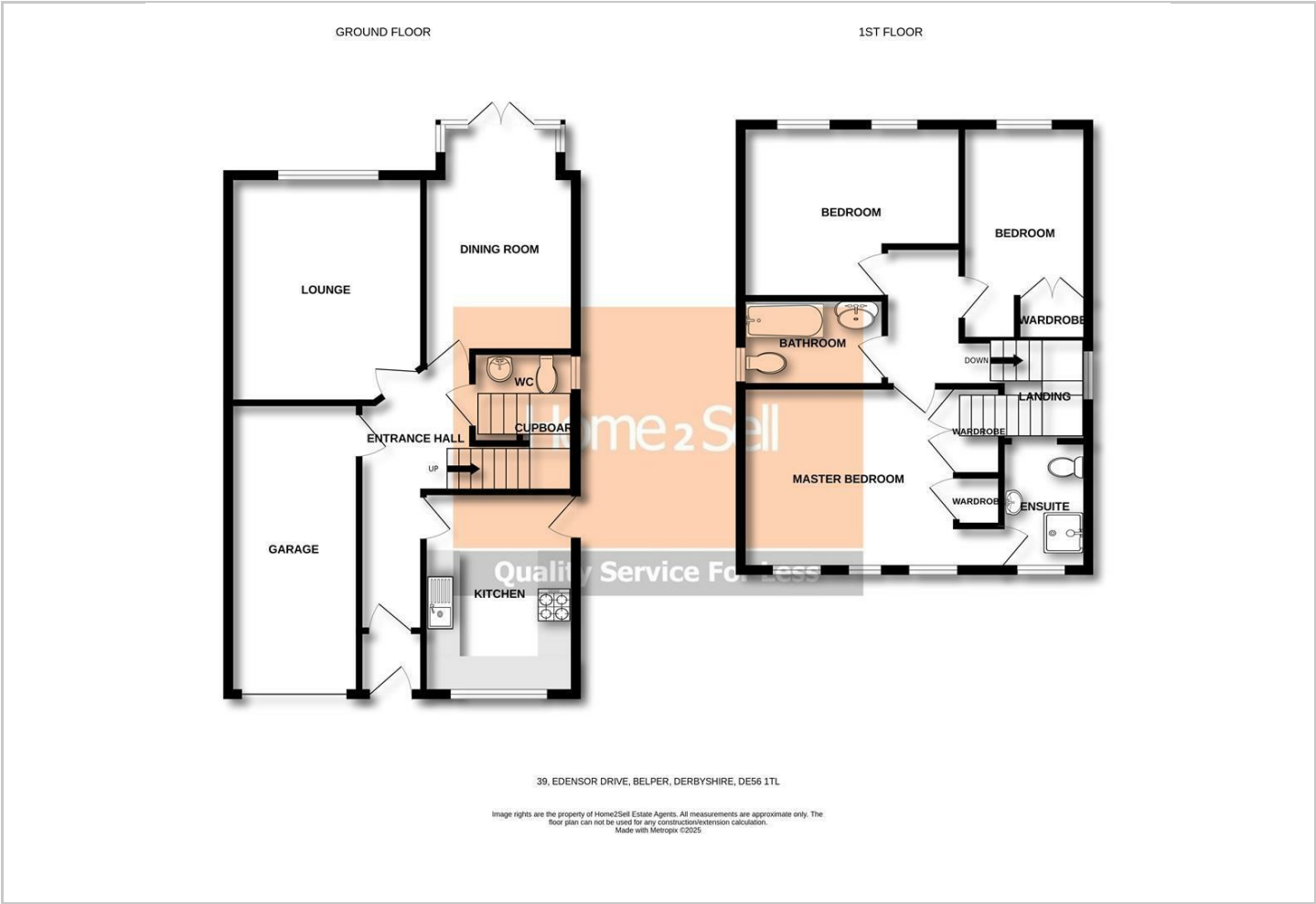
Hybrid Map



Terrain Map



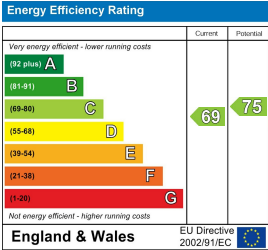
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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