



37 Edensor Drive, Belper, DE56 1TL

£385,000



An immaculately presented modern family home situated in a popular location, close to excellent local amenities and Belper. Offering well appointed four bedroom accommodation with ensuite, ample off road parking, integral garage and landscaped gardens. Viewing is highly recommended.



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The welcoming accommodation comprises reception hallway, guest WC, lounge with box bay window opening onto the garden, separate dining room, newly fitted breakfast kitchen with integrated appliances. To the first floor there are four bedrooms (principal bedroom with built-in wardrobes and ensuite shower room).

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

To the front of the property is a blocked paved driveway providing ample off road parking and leading to an integral garage. The rear enclosed garden is laid to lawn with landscaped patio and decked seating area, perfect for alfresco dining and entertaining.

The property is conveniently situated close to excellent local amenities and Belper with its busy railway station, excellent schools, shopping, bars, restaurants 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 UPVC double glazed entrance door allows access.

RECEPTION HALLWAY

16'2 x 9'10 (4.93m x 3.00m)

There is wood effect flooring, radiator, inset spot lighting, decorative dado rail and a range of in-built cloaks cupboards with shelving. Stairs climb off to the first floor and there is personal door opening into the garage.

GUEST WC

Appointed with a low flush WC, vanity wash hand basin, with storage beneath, radiator, extractor fan, wood effect flooring and UPVC double glazed window to the side.

DINING ROOM

11'6 x 9'2 (3.51m x 2.79m)

A naturally light room with twin UPVC double glazed windows to the front, matching wood effect flooring and radiator.

LOUNGE

15'10 x 14' into box bay (4.83m x 4.27m into box bay)

A spacious room with solid wooden flooring, wall mounted contemporary gas fire, coving to the ceiling, TV aerial point, satellite connection and radiator. UPVC double glazed windows overlook the garden and French doors allow access.

QUALITY FITTED KITCHEN

13'11 x 10'2 (4.24m x 3.10m)

Newly appointed with a range of contemporary base cupboards, drawers, eye level units and breakfast island in classic Kashmir, with quartz works surface over incorporating an inset sink with hose mixer tap and upstand with matching window sill. Integrated appliances include a fan assisted electric double oven and grill, combination oven, induction hob, extractor hood, dishwasher, washing machine, fridge freezer and recycling bins. There is inset spot lighting, wood effect flooring, carousel storage in the corner cabinets, stylish vertical radiator, UPVC double glazed window to the rear and a glazed entrance door provides access to the garden.

TO THE FIRST FLOOR

LANDING

Having an arched side window, radiator, built-in airing cupboard and there is access to the roof void.

BEDROOM ONE

17'10 x 12' max (5.44m x 3.66m max)

A generously proportioned room with three UPVC double glazed windows to the front elevation, one arched shaped, a range of double wardrobes, providing hanging and storage facility, radiator, TV aerial point and his and hers reading pendant lighting.

ENSUITE SHOWER ROOM

Appointed with a corner shower enclosure with electric shower over, pedestal wash hand basin and low flush WC. Complementary full tiling, UPVC double glazed window to the front, extractor fan, inset spot lighting and heated towel radiator.

BEDROOM TWO

12'8 x 8'4 (3.86m x 2.54m)

Having an in-built double wardrobe, radiator, UPVC double glazed window to the rear and wood effect flooring.

BEDROOM THREE

9'3 x 8'7 (2.82m x 2.62m)

A built-in wardrobe provides shelving, UPVC double glazed window to the rear, TV aerial point and radiator.

BEDROOM FOUR

10'8 x 7' (3.25m x 2.13m)

Currently being used has a home office with radiator, UPVC double glazed window to the rear and TV aerial point.

FAMILY BATHROOM

Appointed with a three piece suite comprising panelled bath with electric shower and glazed screen over, vanity wash hand basin and low flush WC, complementary half tiling, heated towel radiator, UPVC double glazed window, vinyl flooring, inset spot lighting and extractor fan,

OUTSIDE

To the front of the property there is a block paved driveway providing ample off road parking and leading to :

GARAGE

17'5 x 8'5 (5.31m x 2.57m)

Having an electronic roller shutter door, light, power, wall mounted boiler (serves the domestic hot water and central heating system) and personal door into the hallway.

GARDEN

A path to the side of the property leads to the enclosed rear garden, which is laid to lawn with established flower beds to the borders with external lighting. A paved patio area and raised decked seating area perfect for relaxing, wooden garden shed, outside tap and wall lighting.



Road Map



Hybrid Map



Terrain Map



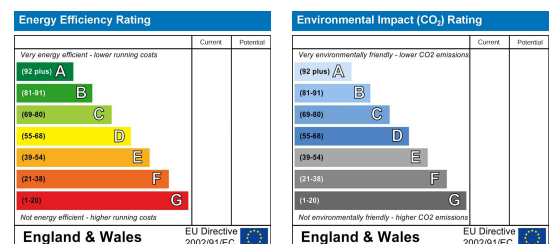
Floor Plan



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



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