

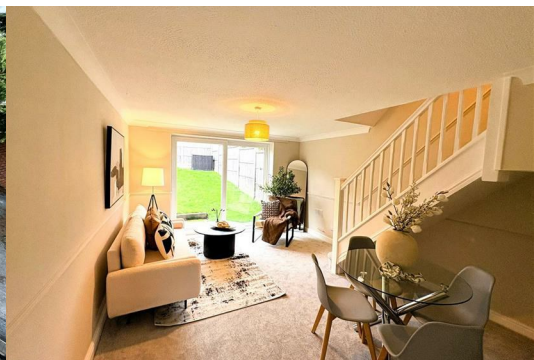


5 Edensor Drive, Belper, DE56 1TL

£170,000



Viewing is strongly recommended. A newly modernised town house offering deceptively spacious two bedroom accommodation with front and rear gardens and two off road parking spaces. Situated in a popular area of Belper close to excellent amenities. Offered with vacant possession/ no chain.



5 Edensor Drive, Belper, DE56 1TL

£170,000



The welcoming accommodation has a storm porch, entrance hallway, brand new kitchen with integrated appliances, lounge diner, two good sized bedrooms and a newly fitted 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 lawned garden with a communal driveway leading to two off road parking spaces. The fully enclosed rear garden is laid to lawn with a sunny patio area, perfect for alfresco dining and entertaining.

Situated on a popular development off Far Laund, close to local shops, bus route and excellent schools. Within walking distance of Belper with its busy railway station, excellent shopping, bars restaurants and leisure facilities. There is 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

There is an open storm porch with canopy, outside light and half glazed UPVC entrance door provides access.

ENTRANCE HALLWAY

Having vinyl flooring, decorative dado rail, radiator, telephone point and coving.

FITTED KITCHEN

8'5x 7'10 (2.57mx 2.39m)

Newly appointed with a range of light grey high gloss base cupboards, drawers and eye level cupboards with wood grain effect work surface over incorporating a stainless steel sink drainer with mixer tap and matching upstand. Integrated appliances include an electric oven, ceramic hob, extractor hood, plumbing for a washing machine and space for a fridge freezer. There is vinyl flooring, UPVC double glazed window to the front.

LOUNGE DINER

15'7 x 12' max (4.75m x 3.66m max)

A generous room fitted with new carpet, having UPVC double glazed patio doors opening onto the garden, radiator, TV aerial point, dado rail, coving and stairs climb to the first floor.

TO THE FIRST FLOOR

LANDING

There is access to the part boarded roof void via a loft ladder.

BEDROOM ONE

12'3 x 9'11 (3.73m x 3.02m)

There is a UPVC double glazed window to the rear elevation, new carpet, radiator, TV aerial point and a range of built-in wardrobes providing hanging and shelving.

BEDROOM TWO

11'9 x 5'9 (3.58m x 1.75m)

There is a UPVC double glazed window to the front elevation, radiator and new carpet.

BATHROOM

Fitted with a brand new white suite comprising a panelled bath with a thermostatic rain fall shower, vanity wash hand basin and low flush WC, heated towel radiator, UPVC double glazed window to the front elevation, shaver point, extractor fan, vinyl flooring and an in-built airing cupboard houses the Worcester combi boiler and provides linen storage.

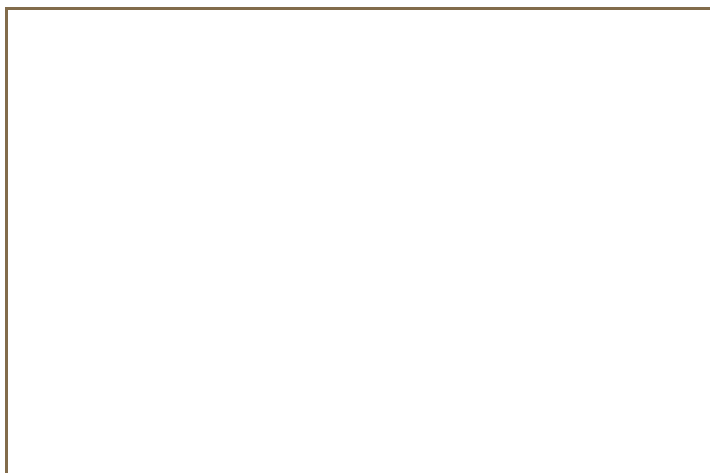
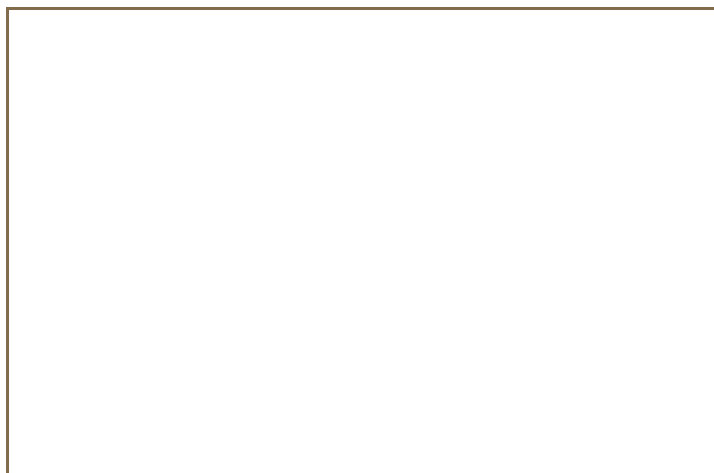
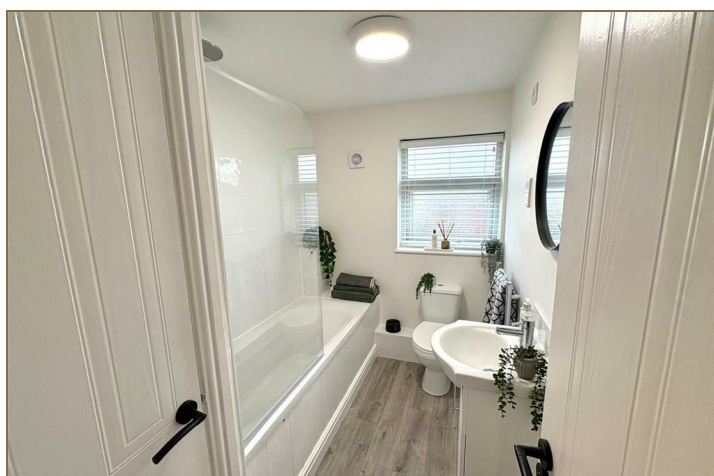
OUTSIDE

To the front of the property is a fore garden laid to lawn and a path leads to the front door. A communal driveway provides access to the two allocated car parking spaces, adjacent to the property.

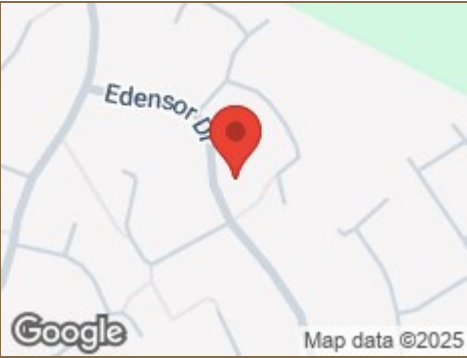
GARDEN

A secure wooden gate allows access from the side to the fully enclosed lawned garden,

which has a sunny paved patio, perfect for alfresco dining and entertaining.



Road Map



Hybrid Map



Terrain Map



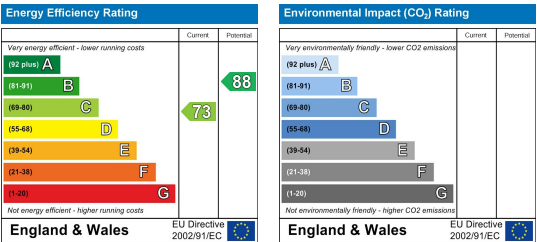
Floor Plan



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 of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk