



Cedar Grove  
Belper







### Property Description

Burchell Edwards are delighted to bring to the market this beautifully presented modern semi-detached home situated in a popular residential location of Belper which benefits from having a driveway and garage. The accommodation in brief comprises; entrance hall, lounge, kitchen/diner, two double bedrooms and a first floor bathroom. Externally there is a pleasant frontage with an enclosed garden to the rear. Viewings are strongly recommended for this home to be truly appreciated.

### Entrance Hallway

The property is entered via composite door to the front into a small hall where there is a radiator and door opening into the lounge.

### Lounge

14' 4" x 11' 9" Max ( 4.37m x 3.58m Max )

Having UPVC double glazed window to the front, a radiator, stairs off to the first floor and door opening to the kitchen.

### Kitchen

11' 9" x 9' 7" ( 3.58m x 2.92m )

Having matching wall and base units with work surfaces over and stainless steel sink and drainer with mixer tap over, electric oven, electric four ring hob with stainless steel extractor over, understairs storage cupboard, integrated dishwasher, space for fridge, integrated washing machine, spot lights to the ceiling, integrated freezer and UPVC double glazed french doors to the rear.

### First Floor Landing

Having loft access and doors off to the bedrooms and bathroom

### Bedroom One

10' 11" To the wardrobe x 9' 7" Max ( 3.33m To the wardrobe x 2.92m Max )

Having UPVC double glazed window to the rear, a radiator, fitted wardrobes and matching bed side tables.

### Bedroom Two

11' 9" Max x 8' 9" Max ( 3.58m Max x 2.67m Max )

Having UPVC double glazed window to the front, a radiator and airing cupboard.

### Bathroom

Having a low level W.C, vanity wash hand basin with mixer tap over, P-shaped bath with mixer tap and mains fed shower over, heated towel rail, tiled splashbacks, extractor and spot lighting to the ceiling.

### Outside

To the front of the property is a small garden with a driveway to the side providing ample off road parking and leading to a garage with up and over door.

To the rear the garden is mainly laid to lawn with a patio seating area and gated side access.

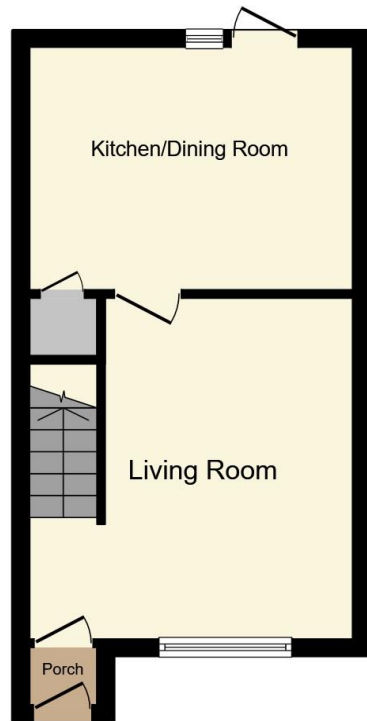




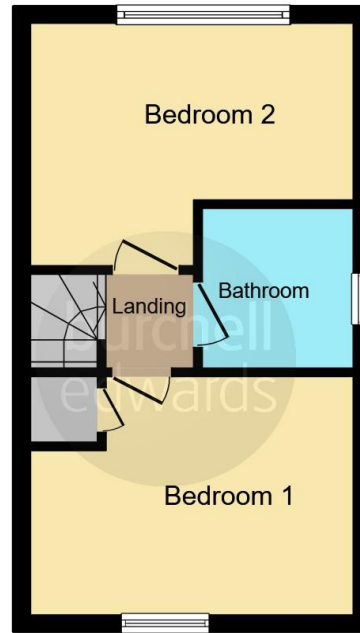




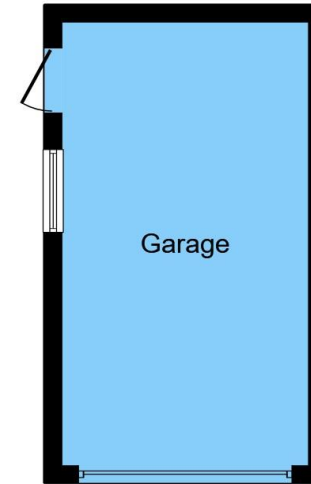




**Ground Floor**



**First Floor**



**Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 01773 822622**  
**E [belper@burchelledwards.co.uk](mailto:belper@burchelledwards.co.uk)**

1-3 Bridge Street  
 BELPER DE56 1AY

EPC Rating: C    Council Tax  
 Band: A

Tenure: Freehold

**check out more properties at [burchelledwards.co.uk](http://burchelledwards.co.uk)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BEL206679 - 0001