Home 2 Sell

Quality Service For Less



35 Edensor Drive

Belper, DE56 1TL

Offers Around £340,000

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An opportunity to acquire a stylish four bedroom detached residence, occupying this highly desirable residential location. The well maintained living accommodation has the benefit of sealed unit PVCu double glazing and gas central heating, and a recommended internal inspection will reveal entrance hall with Oak effect laminate flooring, guest cloakroom WC, lounge with feature fireplace, separate dining room and a fitted breakfast kitchen room. To the first floor, the landing leads to the master bedroom with built-in wardrobes and en suite shower facility, three further well proportioned bedrooms and bathroom with a three-piece suite. Outside, the property is set back from the road behind an appealing block paved drive providing car standing space for approximately three vehicles leading to a single integral garage with up and over door. Immediately to the rear of the property, there is an enclosed garden laid mainly to lawn with well stocked borders and patio terrace making an ideal space for al fresco dining and entertaining. Viewing Essential.
PART EXCHANGE MAYBE CONSIDERED.





Entrance Hall
The property is entered via a PVCu door having glazed inserts, central heating radiator, stairs off to the first floor landing, laminate wood grain effect flooring and ceiling light.

Guest Cloakroom WC
Having a two piece suite comprising of a close couple WC and a pedestal hand wash basin. Complimentarty splash back tiling, wood grain effect flooring, PVCu double glazed opaque window to the side elevation and ceilng light.

Lounge
11'8" reducing 11'1" x 15'6" reducing 13'4" (3.57m reducing 3.40m x 4.74m reducing 4.08m)
Having a walk in bay PVCu double glazed window to the rear garden aspect, central heating radiator, wall and ceiling lighting. The focal point of the room is a gas living flame fire set on a raised marble aggregate hearth with matching back drop and Adam style surround. Television Point

Kitchen
13'2" x 9'5" (4.03m x 2.89m)
Having a traditional fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel sink drainer unit with complimentary splash back tiling. Double electric fan assisted oven, gas four ring hob with extractor over. Space for a dishwasher, cupboard space for a fridge, cupboard space for freezer, fitted wine rack, space and plumbing for an automatic washing machine. PVCu double glazed window to the rear elevation, PVCu door with glazed insert to the rear garden aspect. Ceramic tiled flooring, central heating radiator and ceiling light.

Dining Room
8'4" x 11'1" (2.55m x 3.40m)
Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light. Useful under stairs cupboard.

To the first floor landing
Having an airing cupboard housing the domestic hot water tank. Ceiling light, PVCu double glazed opaque window to the side elevation, central heating radiator and access to the loft void.

Master Bedroom
11'4" x 9'9" (3.46m x 2.98m)
Having PVCu double glazed windows to the front elevation with half moon over, central heating radiator and ceiling light. Ceiling light, two fitted wardrobes and door to the en suite shower room.

En suite
Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a shower enclosure with an electric shower unit, PVCu double glazed opaque window to the front elevation, complimentary splash back tiling and central heating radiator.

Bedroom Two
10'6" x 8'1" (3.21m x 2.47m)
Having a PVCu double glazed window to the rear elevation, central heating radiator, fitted wardrobe and ceiling light.

Bedroom Three
10'7" x 8'3" (3.25m x 2.53m)
Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light.

Bedroom Four
Having two PVCu double glazed windows to the front elevation, central heating radiator and ceiling light.

Family Bathroom
Having a traditional three piece suite comprising of a concealed cistern WC, vanity hand wash basin and a bath with panelled side and electric shower over. PVCu double glazed opaque window, wood grain effect flooring, complimentary splash back wall tiling and ceiling light.

Outside
Outside, the property is set back from the road behind an appealing block paved drive providing car standing space for approximately three vehicles leading to a single integral garage with up and over door. Immediately to the rear of the property, there is an enclosed garden laid mainly to lawn with well stocked borders and patio terrace making an ideal space for al fresco dining and entertaining.

Garage
Having an integral garage with up and over door power and light. Wall mounted gas boiler which services the domestic hot water and central heating system.

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 and the property can be found on the right hand side.

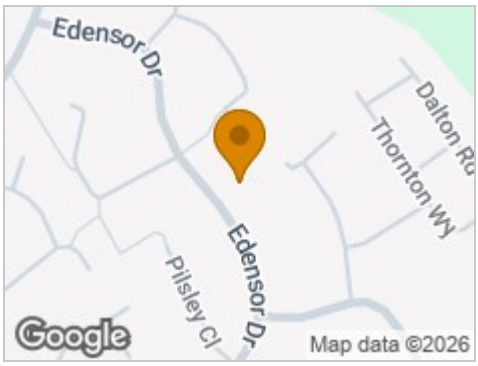








Road Map



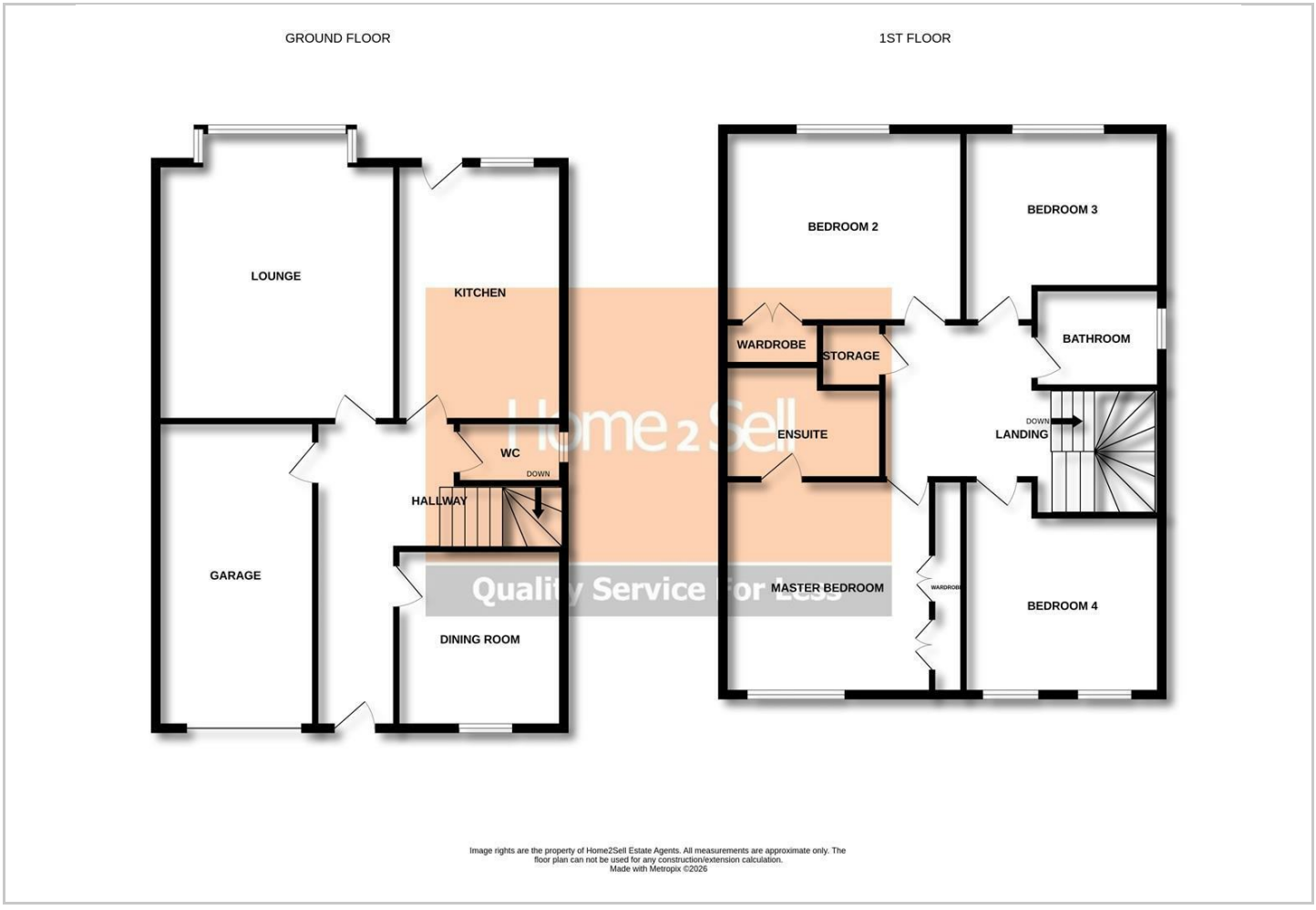
Hybrid Map



Terrain Map



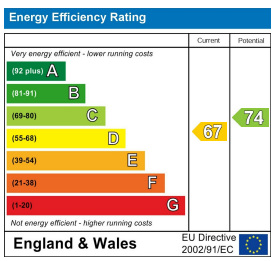
Floor Plan



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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