



2 Bed House

17 Cedar Grove
Belper
DE56 1LS

£950 Per Calendar Month

Fletcher
& Company

17 Cedar Grove

Belper

DE56 1LS



- Modern Two Bedroom Semi Detached Property
- Driveway Parking With Detached Garage
- Cosy Living Room
- Great Sized Kitchen With Appliances (Washing Machine, Dishwasher, Fridge & Freezer)
- Available Unfurnished
- Nice Rear Family Garden With Two Patio Areas
- Council Tax A Band
- Available Early March 2026 (Discuss With Branch)
- Two Double Bedrooms And Modern Family Bathroom
- Master Bedroom With Fitted Furniture & Incredible In-Built Storage

A beautifully presented modern semi-detached home, located in the popular residential area of Belper, benefiting from a driveway and garage. The well-planned accommodation briefly comprises an entrance hallway, lounge, kitchen/diner, two double bedrooms, and a first-floor bathroom. Externally, the property enjoys a pleasant frontage and an enclosed rear garden.

Entrance Hallway

Entered via a composite front door into a welcoming hallway with radiator and door leading into the lounge.

Lounge

A bright and comfortable living space featuring a UPVC double-glazed window to the front elevation, radiator, staircase rising to the first floor, and access to the kitchen.

Kitchen / Diner

Fitted with a modern range of wall and base units with work surfaces over, stainless steel sink with mixer tap, electric oven, four-ring electric hob with stainless steel extractor hood, and spotlights to the ceiling. Integrated appliances include a dishwasher, washing machine, and freezer, (fridge included also) Additional features include an understairs storage cupboard and UPVC double-glazed French doors opening onto the rear garden.

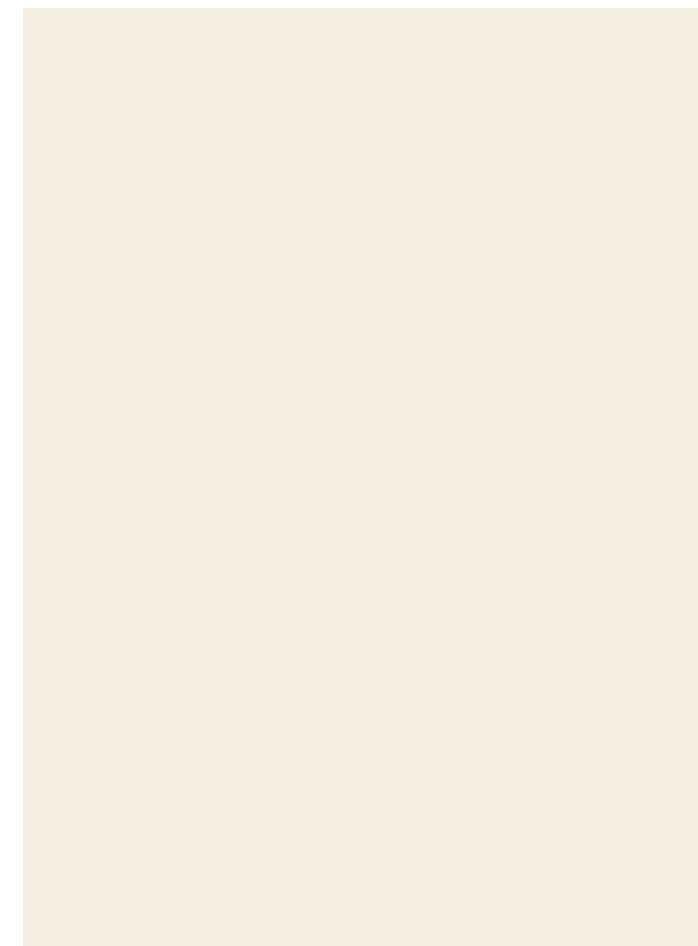
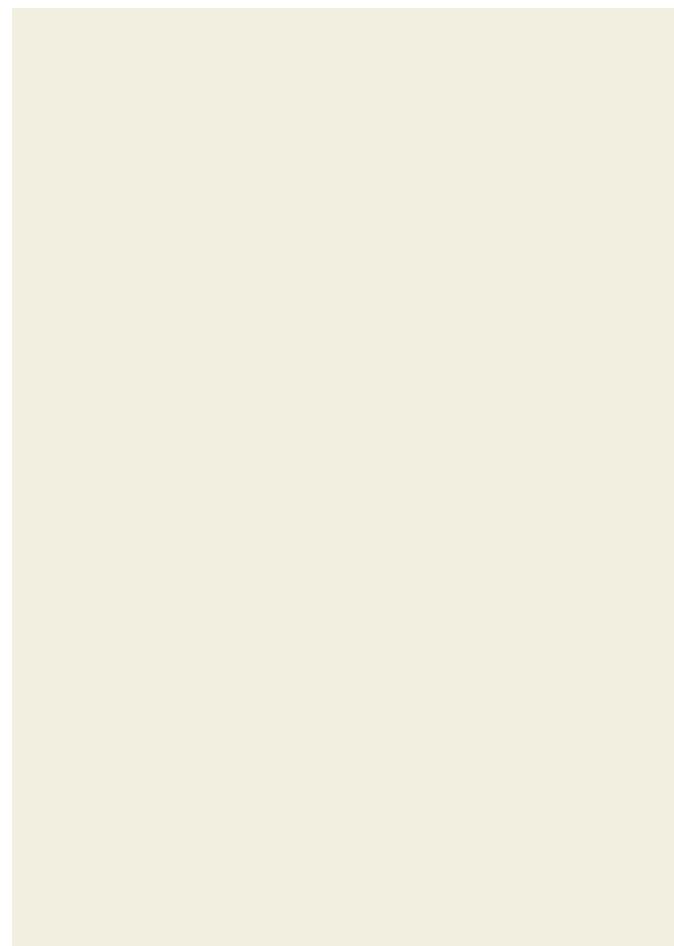
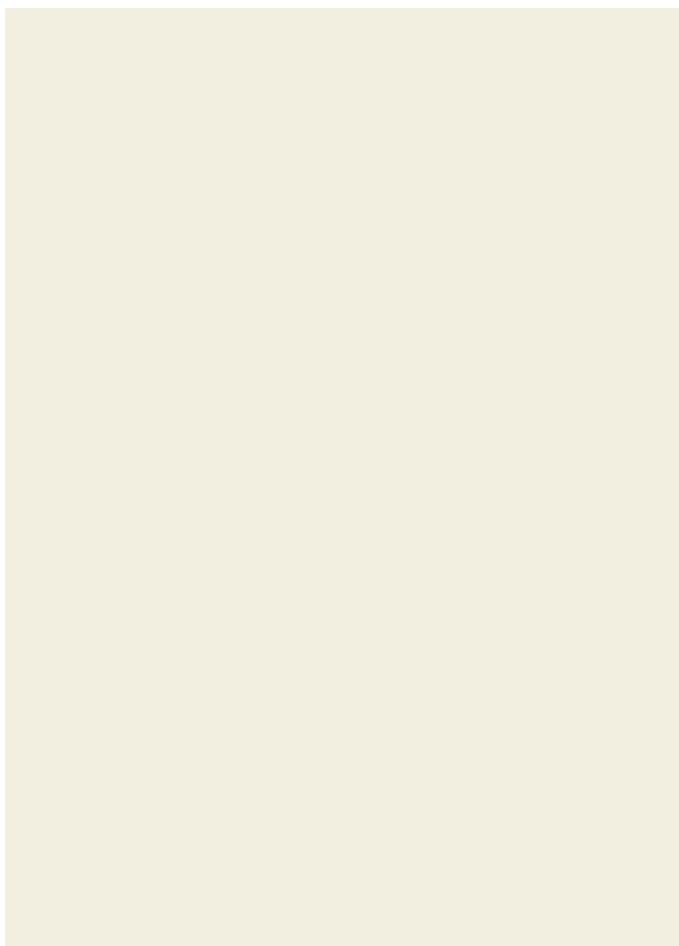
First Floor Landing

With loft access and doors leading to both bedrooms and the bathroom.

Bedroom One (Rear)

A spacious double bedroom with UPVC double-glazed window overlooking the







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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(A) plus	A		
(B) (91)	B		
(B-0)	C	72	82
(D-0)	D		
(D-6)	E		
(D-13)	F		
(F-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	
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