Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

30 Edensor Drive, Belper, DE56 1TL

£174,950

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Offered with vacant possession/ no chain. A well presented modern town house offering two bedroom accommodation, situated in a pleasant location close to local amenities and Belper. The property has two car parking spaces and an enclosed rear garden. Viewing is highly recommended.

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The welcoming accommodation comprises a porch, entrance hallway, fitted kitchen and spacious lounge with patio doors opening onto the garden. To the first floor there are two bedrooms and a bathroom.

Benefitting from UPVC double glazed windows and doors and gas central heating.

To the front of the property is fore garden with a driveway providing off road parking. To the side of the properties there is an additional allocated car parking space and rear access to the sunny enclosed garden, which is laid with gravel and a garden shed.

Situated in a popular location close to Belper with its busy railway station, excellent schools, shops, 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

An open storm porch has a light and a half glazed entrance door opening into :

ENTRANCE HALL

There is a radiator, wood effect vinyl flooring, coving and stairs climb to the first floor.

FITTED KITCHEN

8' x 8'6 (2.44m x 2.59m)

Appointed with a range of contemporary cream base cupboards, drawers and eye level units with granite effect work surface over incorporating a stainless steel sink drainer with mixer tap and splash back tiling. Integrated appliances include an electric oven, gas hob, extractor fan washing machine and fridge freezer. There is matching wood grain effect vinyl flooring, electric kick plate heater, UPVC double glazed window to the front and the wall mounted boiler, (serves the domestic hot water and central heating system).

LOUNGE

16'2 x 11'10 max (4.93m x 3.61m max)

A light and sunny room with sliding patio doors allowing access to the rear garden. There is a TV aerial point, radiator, coving to the ceiling and stairs climb to the first floor.

LANDING

BEDROOM ONE

12' x 11'10 (3.66m x 3.61m)

Having a radiator, UPVC double glazed window to the rear elevation, TV aerial point and access to the part boarded roof void.

BEDROOM TWO

12'3 x 5'9 (3.73m x 1.75m)

There is a UPVC double glazed window to the front elevation, radiator and a TV aerial point.

BATHROOM

8'6 x 5'9 (2.59m x 1.75m)

Appointed with a three piece suite comprising a panelled bath with mixer shower taps,

pedestal wash hand basin and a low flush WC. There is complementary half tiling, vinyl flooring, radiator, UPVC double glazed window to the front elevation and a built-in airing cupboard housing the copper hot water cylinder and providing linen storage.

OUTSIDE

To the front of the property is a driveway with one car parking space and a small fore garden with a path and steps leading to the storm porch. A second car parking space is located to the side of the properties adjacent to the rear steps, which lead to the rear of the garden.

GARDEN

The sunny rear garden enjoys a southerly aspect with a paved patio area and low maintenance gravel with a path and garden shed.

Road Map

Hybrid Map

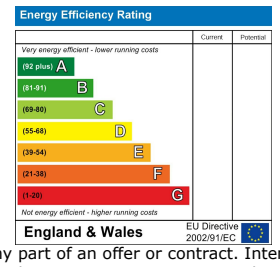
Terrain Map

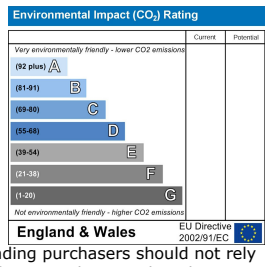
Floor Plan

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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