



£350,000

Edensor Drive, Belper DE56 1TL

Detached House | 4 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Detached Family Home
- Four Bedrooms
- En-Suite to Master Bedroom
- Cloakroom and Utility Room
- Integral Garage
- Viewing highly recommended
- No Upward Chain



## Property Description

An opportunity to acquire this spacious four bedroom detached family home located on the popular Alton Manor estate in Belper.

## Main Particulars

Derbyshire properties are pleased to offer for sale this spacious four bedroom detached family home located on a popular residential estate and offered with no upward chain. The property briefly comprises of:- entrance hall, cloakroom/WC, living room, dining room, kitchen and utility room. To the first floor a landing provides access to four bedrooms, family bathroom and ensuite to master bedroom. Externally the property offers parking for two vehicles and integral garage to the front elevation. The rear garden is mainly laid to lawn with full width patio area, stocked flowerbeds and borders, outside garden shed and lighting.

We believe the property would ideally suit families and an internal inspection should be undertaken .

### Entrance Hallway

Entered via composite door from the front elevation, wall mounted double radiator, loft access point, wall mounted thermostat control and staircase to first floor landing.

### Cloakroom/WC

With low-level WC, wall mounted wash handbasin with tiled splashback, radiator, decorative coving, double glazed obscured window to front elevation.

### Living Room

14' 2" x 10' 9" (4.32m x 3.28m)

With double glazed window to the front elevation, wall mounted radiator, decorative coving and lighting, TV point. The feature focal point of the room is a wall mounted real flame gas fire with decorative modern surround backdrop and raised hearth. Internal double doors with glass inserts lead to:-

### Dining Room

9' 7" x 9' 3" (2.92m x 2.82m)

With double glazed French doors to the rear elevation, decorative coving to ceiling, wall mounted double radiator and door leading to:-

### Kitchen

11' 7" x 7' 9" (3.53m x 2.36m)

This modern kitchen comprises of a range of matching wall base mounted units with hardwood worksurface, incorporating single sink drain unit with mixer taps and complementary splashback areas. Integrated dishwasher, double oven, four ring gas hob with mirrored splashback and modern extractor hood over. Under cupboard lighting, tiled floor covering, decorative coving and double glazed window to the rear elevation. Internal door leads to:-

### Utility Room

7' 7" x 6' 9" (2.31m x 2.06m)

Comprising of a range of wall and base mounted units, echoing the kitchen with an inset stainless steel circular sink with mixer taps and splashback areas.

Undercounter space and plumbing for both washing machine and dryer, space for fridge/freezer, undercounter lighting, wall mounted radiator, tiled floor covering and

double glazed window and door to the rear elevation.

#### First Floor

##### Landing

Access from the main entrance hallway with ceiling mounted loft access point, decorative coving and internal doors accessing all bedrooms and family bathroom.

##### Bedroom One

10' 9" x 10' 1" (3.28m x 3.07m)

With double glazed window to the front elevation, decorative coving to ceiling, wall mounted radiator, fitted double wardrobe and door leading to:-

##### En-Suite

8' 6" x 3' 9" (2.59m x 1.14m)

Comprising of a three-piece suite to include WC, pedestal wash handbasin and shower enclosure with wall mounted electric shower attachment. Part tiling to walls, wall mounted electrical shaver point, double glazed obscured window, wall mounted electrical heater and large wall mounted heater towel rail.

##### Bedroom Two

11' 1" x 7' 11" (3.38m x 2.41m)

With double glazed window to the rear elevation, wall mounted radiator, TV point and fitted storage cupboard.

##### Bedroom Three

8' 9" x 7' 11" (2.67m x 2.41m)

With double glazed window to the front elevation, wall mounted radiator and useful storage cupboard.

##### Bedroom Four

8' 7" x 7' 11" (2.62m x 2.41m)

With double glazed window to the rear elevation, wall mounted radiator and useful storage alcove.

##### Family Bathroom

6' 5" x 5' 6" (1.96m x 1.68m)

Comprising of a three-piece suite to include WC, pedestal wash handbasin and low-level panel bath with thermostat controlled shower attachment over. Fully tiled walls, decorative coving, wall mounted radiator and double glazed obscured window.

##### Outside

To the front elevation is a double width block paved driveway that provides parking for 2 to 3 vehicles and also provides access to integral garage with electric roller door.

The front garden is mainly laid to lawn with inset mature planting. A side access pathway provides access to the rear garden.

The rear garden is mainly laid to lawn with a full width paved patio area, timber garden shed, stocked flowerbeds and borders all enclosed by timber fence boundaries.

#### Disclaimer

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.
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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