



£165,000

Edensor Drive, Belper DE56 1TL

Semi-Detached House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- VIEWING EVENT 3RD NOVEMBER 2025
- Modern Semi Detached Home
- 2 Bedroom, 1 Reception Room
- No Chain
- Front & Rear Gardens
- Driveway & Garage
- Ideal First Home Or Downsize
- View Absolutely Essential
- Council Tax Band B

## Property Description

\*Open House - Monday 3rd November \* New to the market and competitively priced, this well-maintained two-bedroom semi-detached home is tucked away in a peaceful cul-de-sac on the sought-after Alton Manor estate in Belper. Offered by Derbyshire Properties, this residence is ideal for first-time buyers or those looking to downsize. Early viewing is highly recommended to avoid disappointment.

## Main Particulars

New to the market and competitively priced, this well-maintained two-bedroom semi-detached home is tucked away in a peaceful cul-de-sac on the sought-after Alton Manor estate in Belper. Offered by Derbyshire Properties, this residence is ideal for first-time buyers or those looking to downsize. Early viewing is highly recommended to avoid disappointment.

### Ground Floor

Entrance Hall: Bright and welcoming with laminate flooring, single radiator, and carpeted stairs to the first floor.

Kitchen: Stylish wall and base units with rolltop work surfaces, stainless steel sink with mixer tap, tiled splashback, integrated electric oven and hob with extractor hood, plumbing for washing machine, and space for fridge/freezer. Double-glazed window to the front elevation. Includes a wall-mounted gas combination boiler and electric RCD panel.

Living Room: Spacious and light-filled with double-glazed French doors opening to the rear garden. Features laminate flooring, radiator, TV point, and a stainless steel electric fire with decorative wooden surround and raised hearth.

### First Floor

First floor landing - accessed via the entrance hallway with internal doors providing access to both bedrooms and bathroom.

B1 - double glazed window to the rear elevation, wall mounted radiator and TV point

B2- with double glazed window to front elevation, wall mounted radiator and useful storage cupboard.

Bathroom- comprising the three-piece white suite containing WC, pedestal wash handbasin and panelled bath. Part tiling walls, electrical shaver point, double glaze obscured window, wall mounted heated towel rail.

### Outside

Front Elevation: Features a well-maintained lawn bordered by a paved pathway that leads directly to the front entrance, offering a welcoming approach to the property.

Side Elevation: Includes a Tarmac driveway with ample space for parking up to three vehicles. The driveway also provides convenient access to a garage fitted with an up-and-over door.

Rear Garden: A thoughtfully landscaped outdoor space comprising a central lawn area, a spacious paved patio ideal for entertaining, and a gravel seating area. The entire garden is enclosed by timber fencing, ensuring privacy and security.

#### 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.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

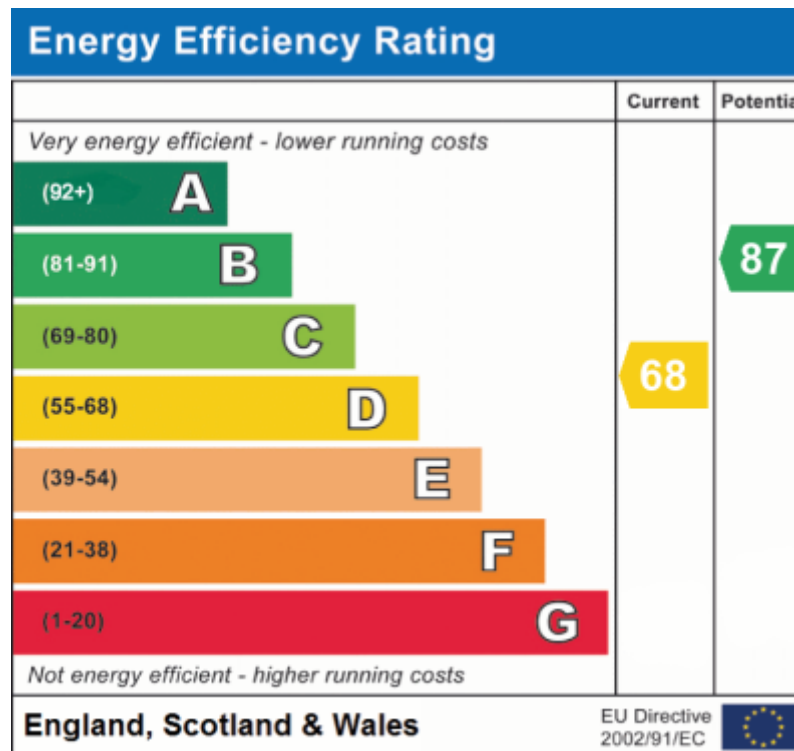






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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