



£360,000

Edensor Drive, Belper DE56 1TL

Detached House | 4 Bedrooms | 3 Bathrooms

01773 820983

DERBYSHIRE  
PROPERTIES  
SALES | LETTINGS | HOLIDAY LETS

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)



# Step Inside

---

## Key Features

- Modern Detached Family Home
- 4 Bedrooms & 2 Reception Rooms
- Kitchen & Utility
- Driveway & Integral Garage
- Rear Garden
- Sought After Location For Families
- Walking Distance To Local Amenities & Schools
- Competitively Priced
- Council Tax Band D
- Viewing Advised

## Property Description

Located on the ever-popular Alton Manor development in Belper is this modern four bedroom detached family home, conveniently positioned within walking distance of local amenities and well-regarded schools.

## Main Particulars

Derbyshire Properties are delighted to present for sale this spacious and well-presented four bedroom detached home, situated on a family-oriented residential estate. Offering versatile living accommodation and excellent outdoor space, the property is ideally suited to growing families. The accommodation briefly comprises: entrance hall, guest cloakroom/WC, kitchen, living room, dining room, utility room and integral garage. To the first floor, a landing provides access to four bedrooms, a family bathroom and an ensuite shower room to the principal bedroom. Externally, the property benefits from a Tarmac driveway providing off-road parking for two vehicles in front of the integral garage, along with additional block-paved hardstanding ideal for caravan or boat storage. The enclosed rear garden features a full-width block-paved patio, lawn and timber fence boundaries. We believe this competitively priced home will particularly appeal to families and recommend early viewing.

### Entrance Hall

Entered via a door from the front elevation, with wood flooring, wall-mounted radiator, ceiling spotlights and staircase rising to the first floor landing.

### Guest Cloakroom/WC

Appointed with a low-level WC and corner wash hand basin with tiled splashback. Wood flooring, decorative coving, wall-mounted radiator and double glazed obscured window to the front elevation.

### Kitchen

Fitted with a range of modern wall and base units with flat-edged work surfaces incorporating a sink and drainer unit with mixer tap. Under-cupboard lighting, integrated Neff double oven, induction hob with contemporary extractor over, decorative coving and double glazed window to the rear elevation.

### Utility Room

With continuation of the kitchen units and work surface providing additional storage. Plumbing and under-counter space for washing machine and tumble dryer, space for fridge/freezer, wall-mounted radiator, wood flooring and double glazed window and door to the rear elevation.

### Living Room

Double glazed window to the front elevation, decorative coving, modern vertical radiator and wood flooring.

### Dining Room

Accessed from both the living room and kitchen, with wood flooring, decorative coving, wall-mounted radiator and double glazed doors with adjoining windows opening onto the rear garden.

### First Floor

#### Landing

With loft access, decorative coving and internal doors leading to all four bedrooms and the family bathroom. Wood flooring.

#### Bedroom 1

Double glazed window to the front elevation, wood flooring, radiator, decorative coving, wall-mounted shelving and space for wardrobes.

#### En-Suite

Comprising low-level WC, vanity wash hand basin and shower enclosure with mains-fed shower. Tiled walls, chrome heated towel rail, wood flooring, decorative coving and double glazed obscured window.

#### Bedroom 2

Double glazed window to the rear elevation, radiator, storage alcove and wood flooring.

#### Bedroom 3

Double glazed window to the front elevation, decorative coving, radiator, wood flooring and useful storage cupboard.

#### Bedroom 4

Double glazed window to the rear elevation, radiator and decorative coving.

#### Bathroom

Fitted with a modern three-piece suite comprising WC, pedestal wash hand basin and panelled bath with mains-fed shower over. Part tiled walls, chrome heated towel rail, wood flooring, electric shaver point and double glazed obscured window.

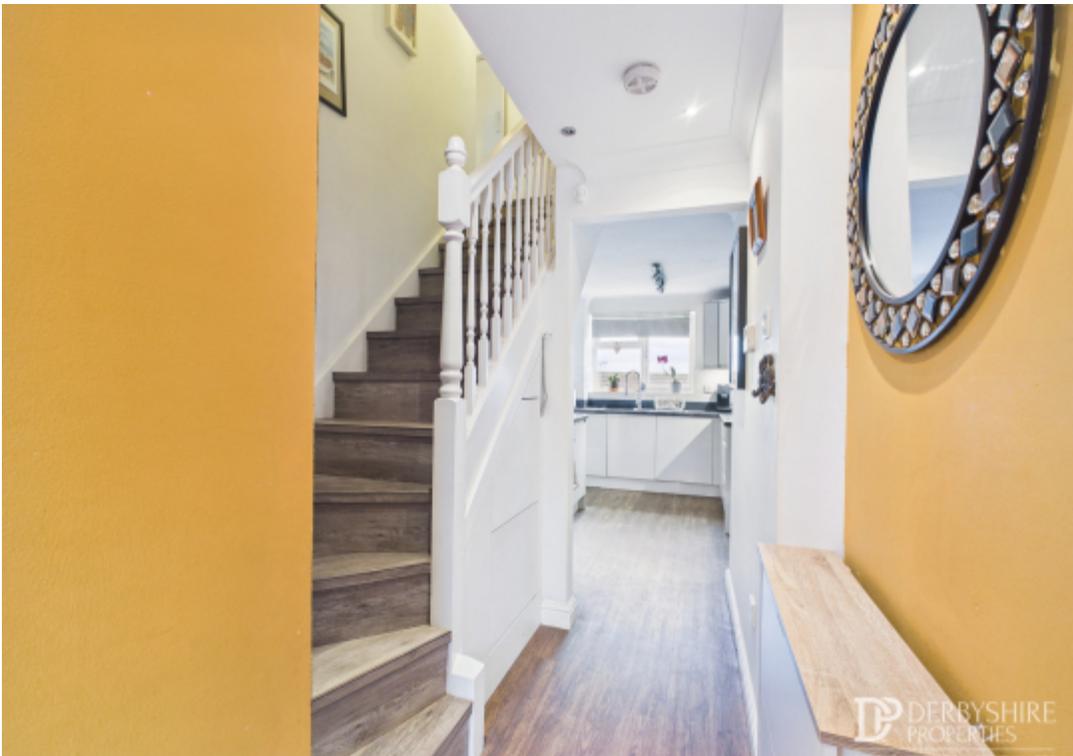
#### Outside

To the front elevation is a Tarmac driveway providing off-road parking for two vehicles, positioned in front of the integral garage with up-and-over door, light and power. Additional block-paved hardstanding to the side offers ideal storage for a caravan or boat.

The rear garden features a full-width patio area, lawn and is 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.
- 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.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Telephone: 01773 820983

 **DERBYSHIRE  
PROPERTIES**  
= RAINBOW IN REALTY =

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)