



## 21 Edensor Drive, Belper, DE56 1TL

**£1,350 Per Calendar**



A modern three bedroom detached family home, situated in a popular location close to Belper and excellent local amenities. The welcoming accommodation has a conservatory, good sized garden, ample car parking and garage.





The welcoming accommodation comprises an entrance hallway, guest WC, spacious lounge, conservatory, dining room and fitted kitchen. Having three bedrooms, (principal bedroom with ensuite shower room) and a family bathroom.

Benefitting from UPVC double glazed windows and doors, gas central heating and a contemporary multi-fuel stove.

To the front of the property is a double driveway providing ample off road parking and leading to a detached garage. A path leads through to the enclosed rear garden which is laid to lawn with a sunny patio.

The property is conveniently situated close to excellent local amenities and Belper with its busy railway station, excellent schools, shopping, 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

A half glazed UPVC entrance door allows access.

ENTRANCE HALLWAY

There is solid wooden flooring, UPVC double glazed window to the front, radiator, useful under stairs cupboard providing storage and stairs climb to the first floor.

GUEST WC

Having a low flush WC, wall mounted wash hand basin, radiator, UPVC double glazed window, splash back tiling, extractor fan and wood grain effect flooring.

LOUNGE

15' x 11' (4.57m x 3.35m )

There is solid wood oak flooring, a contemporary wood burning stove with marble hearth and inset with chimney, radiator, TV aerial point, telephone point and UPVC double glazed French door open into :

CONSERVATORY

10'7 x 9'9 (3.23m x 2.97m )

Constructed with UPVC full height double glazed windows and French doors, triple poly carbonate roof, light, power and vinyl flooring.

DINING ROOM

8'8 x 8'1 (2.64m x 2.46m )

Having solid wood oak flooring, radiator, UPVC double glazed window to the front and a door opens into

FITTED KITCHEN

9'4 x 9'1 (2.84m x 2.77m )

Appointed with a range of light oak base cupboards, drawers and eye level units with quartz work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric oven, gas hob, extractor hood, washing machine, dishwasher and space for a fridge freezer. There is vinyl flooring, UPVC double glazed window to the rear overlooking the garden and half glazed door provides access.

ON THE FIRST FLOOR

LANDING

There is access to the roof void, and a built-in airing cupboard houses the Vaillant combi boiler (serving the domestic hot water and central heating system) and linen storage.

BEDROOM ONE

11'9 x 8'11 (3.58m x 2.72m )

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

ENSUITE

Appointed with a shower enclosure with a thermostatic shower over, pedestal wash hand basin and a low flush WC, complementary tiling, vinyl flooring, UPVC double glazed window, extractor fan, heated towel radiator and shaver point.

BEDROOM TWO

10'2 x 7'8 (3.10m x 2.34m )

There is coving, radiator, UPVC double glazed window, in-built over stairs cupboard with shelving, TV aerial point and a built-in wardrobe.

BEDROOM THREE

7'8 x 7'7 (2.34m x 2.31m )

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

FAMILY BATHROOM

Appointed with a white three piece suite comprising a double walk-in shower enclosure with thermostatic shower, vanity wash hand basin and low flush WC. There is wood grain effect vinyl flooring, complementary full tiling, extractor fan, radiator and a UPVC double glazed window.

OUTSIDE

To the front of the property is generous block paved driveway providing easy car parking and leading to a detached garage. There is outside lighting and a path to the side provides access to rear, through a wrought iron gate.

GARAGE

16'7 x 7'09 (5.05m x 2.36m)

There is light, power and an up and over door.

GARDEN

The rear enclosed garden is laid to lawn with a tiered paved seating area and a sunny patio, outside light and tap.

PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

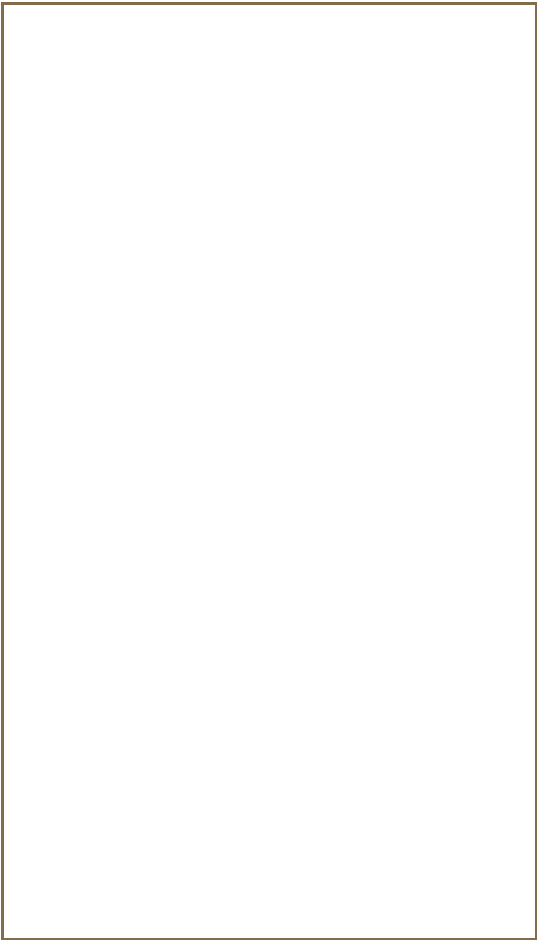
The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a

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Area Map



Floor Plans



Energy Efficiency Graph

