



## 114 Belper Lane, Belper, Derbyshire, DE56 2UH

**£1,400 Per Calendar**



Offering stunning panoramic views is this attractive four bedroom detached family home occupying a lovely garden plot and being available immediately. The property is conveniently positioned in an elevated residential location close to Belper Town and the A6. Gardener available at additional cost



GROUND FLOOR

ENTRANCE HALLWAY

Glazed front door, stairs to the first floor with storage area beneath, radiator

CLOAKROOM

Low level wc and wash hand basin.

LOUNGE

20'4 x 11'8 (6.20m x 3.56m)

A full depth lounge with sliding doors to the rear and double glazed bay window to the front, stone fireplace and tiled hearth, radiator.

DINING ROOM

11'5 x 10'1 (3.48m x 3.07m)

Window over looking the rear garden, radiator.

FITTED KITCHEN

11'5 x 10'8 (3.48m x 3.25m)

Fitted with a good range of wall and base units with matching cupboard and drawer fronts, laminate worktop and tiling, sink and drainer, gas cooker and hob, breakfast bar, window over looking the rear garden, radiator.

UTILITY ROOM

Modern wall mounted boiler, door to the side.

FIRST FLOOR

LANDING

A pleasant first floor reception area with window.

MASTER BEDROOM

13'2 x 11'7 (4.01m x 3.53m)

Window over looking the rear garden and stunning views beyond, radiator.

ENSUITE

Fitted with a corner shower cubicle, wash hand basin, low level w.c and bidet. Tiled surround, window and radiator.

BEDROOM TWO

11'6 x 10'2 (3.51m x 3.10m)

Window over looking the rear garden and stunning views beyond, radiator.

BEDROOM THREE

12'6 x 8'7 (3.81m x 2.62m)

Window, radiator.

BEDROOM FOUR

9'2 x 5'1 (2.79m x 1.55m)

Window

BATHROOM

Fitted with a panelled bath with shower attachment, wash hand basin, low level w.c and bidet. Tiled surround, window and radiator.

OUTSIDE

Gardener available at additional cost

FRONT GARDEN

Gates lead to a tarmac driveway then to a large single attached garage with up and over door, power and light.

REAR GARDEN

A large mainly lawned garden enclosed by timber fencing offers a great external recreation area. There is also a patio and raised shrub border.

PLEASE NOTE

As part of our application process, fees will become due for referencing, tenancy agreement administration and an inventory, these will be charged in addition to the Rent and Deposit (which is £150 more than the rental) that will be payable before the tenancy starts. Our fees can be found at: <http://www.bbjettings.co.uk/tenants>.

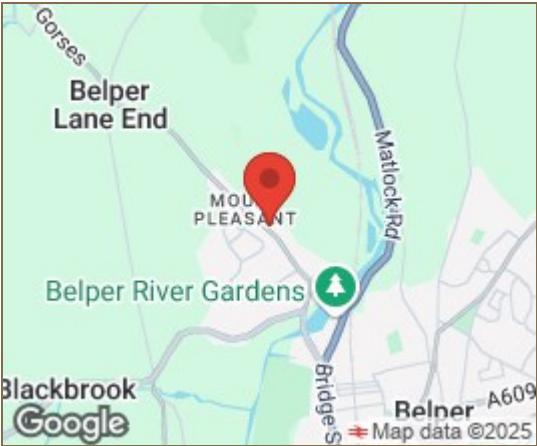
Please contact our Branch for full details of the fees payable before you make any decision about this property or before you decide to view this property. Our Branch staff can provide you with an explanation of how these fees are calculated, please note that the referencing fees are charged per individual and should a Guarantor be required, this would attract additional referencing fees.

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

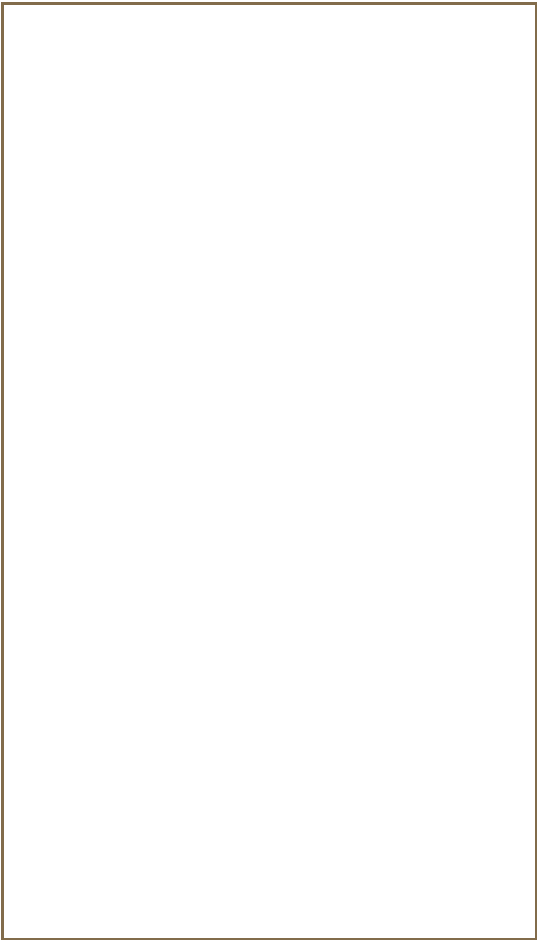
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
- (6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

Area Map



Floor Plans



Energy Efficiency Graph

