

Property details approval form

12 Jenny's Court, Belper, Derbyshire, England, DE56 0GY

Date: 26 August 2026

Property Ref and Version: ATR102968 - 0002

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£500,000

Tenure: Freehold

○ Key Features

- > Energy Rating: Awaited
- > No Chain
- > Double Garage
- > Corner Plot
- > Viewing Highly Recommended

○ Short Description

This executive four bedroom detached home is tucked away in a quiet corner of this desirable cul-de-sac upon a generous corner plot with a detached double garage and boasts spacious, flexible living accommodation with a private garden to the rear. Viewing highly recommended.

○ Long Description

Conveniently situated close to local amenities, the generously proportioned family accommodation comprises entrance hall, lounge, dining room, breakfast kitchen, utility room, study and w/c cloaks. On the first floor there are four bedrooms, master with en-suite and family bathroom. Benefiting from gas central heating, hardwood double glazing and security alarm system. Externally the driveway provides off road parking for several vehicles and leads to the detached double garage. The rear garden is paved. Situated close to excellent schools local shops and bus route, within walking distance of Belper with its good shopping, busy railway station and leisure facilities, within easy reach of major road links i.e. A6, A38 and M1 Derby and Nottingham whilst providing the gateway to the beautiful Peak District.

○ Directions

○ Agent Note

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○ Property Images



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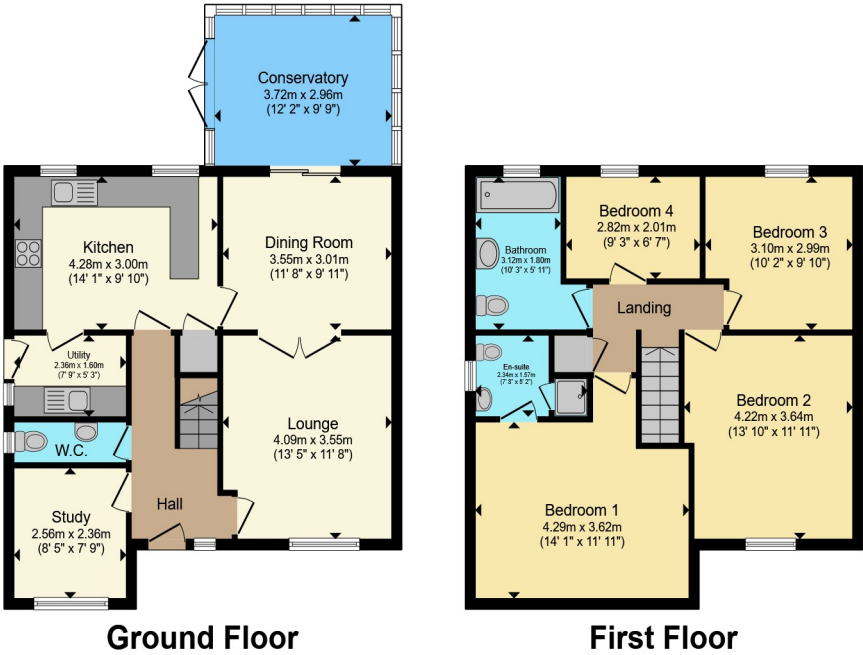
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Floor Plan



Total floor area 132.5 m² (1,426 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Approval

Signature		Date
Shannon Harrison-Wortley		
Mr R. Rahemtulla		