



£1,000 Monthly

Brooke Close, Belper, DE56

Town House | 4 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Property Description

Derbyshire Properties are delighted to offer for rent this superb three storey town house situated in heart of Belper. The property boasts a number on great features and offers generous living accommodation together with four good size bedrooms and single garage.

## Main Particulars

Derbyshire Properties are delighted to offer for rent this superb three storey town house situated in new and vibrant development recently built by Radleigh Homes. The property boasts a number on great features and offers generous living accommodation together with four good size bedrooms and single garage. The property also comprises of in brief: Double glazing, gas heating system, entrance hall, W.C cloaks, Kitchen diner, lounge, jack & Gill bathroom, Master bedroom with en-suite shower room, three further bedrooms, driveway, garage, rear garden.

### Tenants Information

Holding deposit: Equal to one weeks rent of £230.00 This will be withheld if any relevant person, including any guarantor, withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement and / or Deed of Guarantee within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing. Security Deposit: £1,153.00 Equal to Five weeks rent of this covers damage or defaults on the part of the tenant during the tenancy. The deposit will be registered with The Deposit Protection Service (DPS) Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please note: This will not be levied until the rent is more than 14 days in arrears. Lost Key or other Security Device:

### Tenants Information

Tenants are liable to the cost of replacing any lost key or other security device. If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. Variation of Contract (Tenants Request): £50 (inc VAT) per agreed variation. To cover the costs associated with taking landlords instructions as well as the preparation and execution of new legal documents. Derbyshire Properties Estate Agents Limited are members of Client Money Protect Limited Membership no.CMP004627 and The Property Ombudsman Membership no.D11026.

### Entrance Hall

Property is entered via front door with opaque glass panel into entrance hall comprising of: Wall mounted radiator, laminate wood effect flooring, cloaks storage cupboard, staircase leading to first floor landing and door to garage and W.C.

### Ground Floor W.C

W.C having wash basin, low flush W.C, wall mounted radiator, extractor fan.

### Kitchen/Dining Room

A well presented kitchen dining room comprising of a range of contemporary base and wall units with granite effect work surfaces and integral electric oven and four ring gas hob. Also features: Wood laminate flooring, sink and drainer unit, extractor hood over hob, double glazed window and French doors to rear elevation, wall mounted radiator.

### **Landing**

Staircase to first floor landing. Landing having wall mounted radiator, airing cupboard, door leading to:

### **Master Bedroom**

Having built in corner wardrobes, wall mounted radiator, television point, BT point, double glazed window to rear elevation, door leading to en-suite.

### **En-Suite Shower Room**

Having double fitted shower cubicle with complimentary tiling and tray, low flush W.C, pedestal wash basin, shaver point, extractor fan, double glazed opaque window to rear elevation, radiator.

### **Lounge**

A superb first floor lounge having: Double glazed French doors to front elevation with decorative iron safety railings, coving to ceiling, wall mounted radiator, television point, BT point.

### **Second Floor Landing**

Staircase leading to second floor landing: Landing having: wall mounted radiator, loft access and door leading to:

### **Bedroom 4**

Having double glazed window to rear elevation, wall mounted radiator, BT point, TV point.

### **Bedroom 2**

Having access to family bathroom via Jack & Gill access door. Double glazed window to front elevation, wall mounted radiator, TV point.

### **Bedroom 3**

Having double glazed window to rear elevation, wall mounted radiator, TV point.

### **Bathroom**

Family bathroom comprising of: Panelled bath with shower and panelled screen, pedestal wash basin, low flush W.C, extractor fan, shaver point, complimentary tiling, wall mounted radiator.

### **Garage**

The garage is accessed via a secure fire door leading from the entrance hall and up and over door to the front of the property. Comprising of power and lighting and space for one car.

### **Rear Garden**

To the rear of the property is well presented and enclosed garden with paved patio area with lighting, perimeter paths with central lawn area. The garden is enclosed by

timber fence panelling.





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 © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

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