



£1,400 Monthly

Springfield Close, Matlock, DE4

Detached House | 4 Bedrooms | 2 Bathrooms

01773 832355

DERBYSHIRE  
PROPERTIES  
SALES & LETTINGS

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# Step Inside

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## Property Description

Derbyshire Properties are delighted to offer this extended and furnished four/five bedroom detached home for let located in a quiet cul-de-sac just a short distance from the centre of this popular village of Crich offering lovely countryside views from the front and rear of the property.

## Main Particulars

Derbyshire Properties are proud to offer this spacious 4/5 bedroom detached property nestled in the picturesque surroundings of Crich. This charming home offers a perfect blend of tranquility and convenience, ideal for those seeking a serene living experience.

This property features 4/5 bedrooms, providing flexible accommodation options for families or professionals with also two generous living rooms and a separate dining room. The detached home ensures privacy and independence, while the stunning countryside views from various rooms offer a peaceful and relaxing atmosphere. The house is currently offered furnished, but we are open to negotiation for unfurnished options.

Step outside to a paved patio area, ideal for outdoor dining or simply enjoying the tranquil surroundings. The property also includes a garage, providing additional storage and parking options.

Located in Crich, a sought-after area known for its scenic beauty and strong community spirit, residents will enjoy easy access to local amenities. The home is only a couple of minutes walk to the centre of Crich, where you'll find shops, a post office, a café, a restaurant, a pub, and schools. This prime location combines the best of rural living with the convenience of essential services nearby.

This wonderful home is available immediately, offering a rare opportunity to experience countryside living with all the comforts of a modern home.

FURNISHED/UNFURNISHED - NO SMOKING - NO PETS - EMPLOYED ONLY (subject to satisfactory references)

Holding deposit: Of £323.00 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: Of £1615.00 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(s) or other Security Device(s): Tenants are liable to the cost of replacing any lost key(s) or other security device(s). 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 -809138 and The Property Ombudsman.

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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 © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

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