



Jenny's Court  
Belper



## Property 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.

## Hallway

Carpeted entrance hallway with radiator. Stairs leading to the first floor, and doorway leading to :-

## Sitting Room

13' 5" x 11' 8" ( 4.09m x 3.56m )

Into box bay window- Having a marble Adams style fire surround with matching inset and hearth housing a Living Flame gas fire. There is coving, two radiators and telephone point. Internal French doors open into :

## Dining Room

11' 8" x 9' 1" ( 3.56m x 2.77m )

Having a radiator, carpeted flooring and patio doors lead into the conservatory.

## Conservatory

12' 2" x 9' 9" ( 3.71m x 2.97m )

Constructed with three quarter glazed windows and French doors fitted with bespoke blinds, large feature floor tiles, light, and power sockets.

## Kitchen

14' 1" x 9' 10" ( 4.29m x 3.00m )

Comprehensively appointed with a range of base cupboards and eye level units with work surface over incorporating a one and half bowl sink drainer with mixer taps and splash back tiling. There is a useful breakfast bar, vinyl flooring, radiator and two double glazed windows to the rear.

## Utility Room

7' 9" x 5' 3" ( 2.36m x 1.60m )

The useful space offers room for washing machine & dryer. Sink and drainer with base cupboards underneath. Vinyl flooring, window and door to the side elevation.

## Downstairs W/C

Low level W/C, vanity wash hand basin with splashback tiling. Radiator and a double glazed window to the side elevation.

## Study

8' 5" x 7' 9" ( 2.57m x 2.36m )

Wooden flooring and radiator. This versatile

space could be used as a study or child's playroom. With double glazed window to the front elevation.

## Landing

Carpeted landing providing a storage cupboard. Leading to :-

## Bedroom One

14' 1" x 11' 11" ( 4.29m x 3.63m )

Double glazed window to the front elevation. Fitted wardrobes, carpeted flooring and radiator. Leading to the Master en-suite

## En Suite

7' 8" x 5' 2" ( 2.34m x 1.57m )

Low level W/C, pedestal sink and walk in shower. The obscured window faces the side elevation.

## Bedroom Two

13' 10" x 11' 11" ( 4.22m x 3.63m )

Carpeted flooring, radiator and double - glazed window to the front elevation.

## Bedroom Three

10' 2" x 9' 10" ( 3.10m x 3.00m )

Double glazed window to the rear elevation. Carpeted flooring and radiator.

## Bedroom Four

9' 3" x 6' 7" ( 2.82m x 2.01m )

Double glazed window to the rear elevation. Carpeted flooring and radiator.

## Family Bathroom

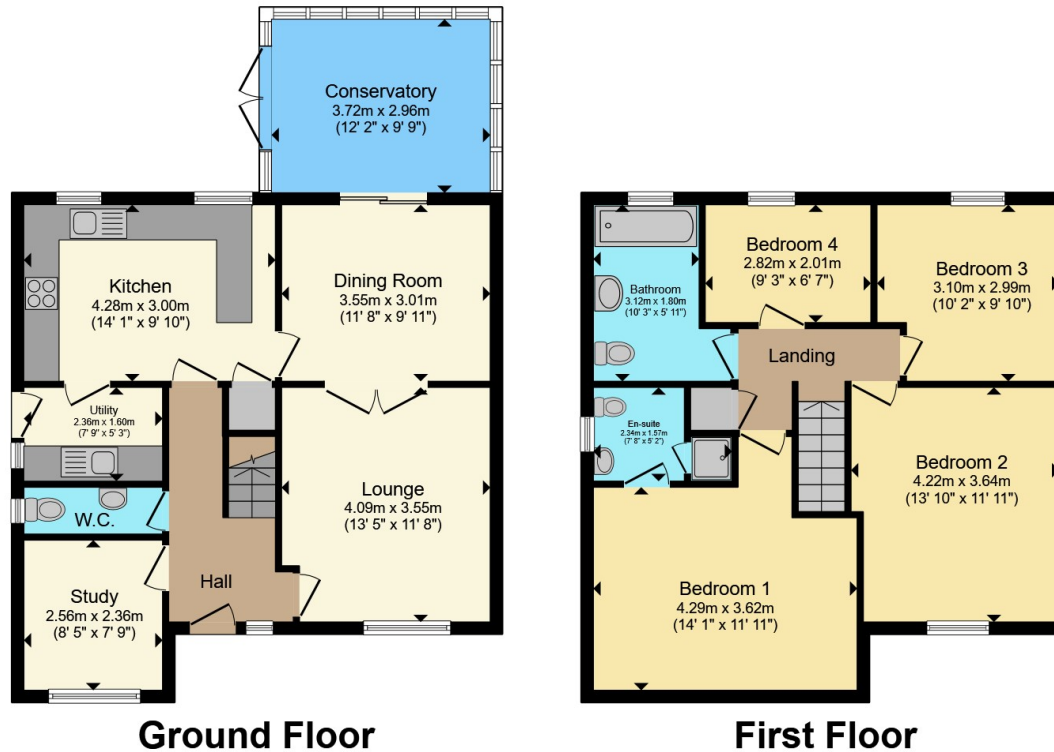
10' 3" x 5' 11" ( 3.12m x 1.80m )

Appointed with a white three - piece suite comprising: panelled bath, pedestal wash hand basin and a low flush WC. There is complementary half tiling, radiator, extractor fan and a double - glazed window to the rear elevation.









Total floor area 132.5 m<sup>2</sup> (1,426 sq.ft.) approx

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**directions to this property:**

Proceed from our Belper office toward the Morrisons roundabout, then turn left onto New Road; continue through the Market Place and onto Spencer Road and at the mini roundabout continue straight across, which becomes Whitemoor Lane; turn left onto Gregory's Way and then right onto Jennys Court.

EPC Rating: C Council Tax Band: D



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Property Ref: BPR102088 - 0009