



3 Bed House

3 Agnes Drive
Belper
DE56 1RX

£1,250 Per Calendar Month

Fletcher
& Company

3 Agnes Drive
Belper
DE56 1RX



- New Build - Never Been Lived In Before
- Three Storey Living At Its Best
- Stunning Throughout
- EV Car Charger
- Groundfloor WC, Storage, Reception Room & Utility Room
- 'L' Shaped Beautiful Kitchen/ Living/ Dining Room With Separate Living Room
- Three Bedrooms, Master Bedroom With In-Built Wardrobes And En-Suite
- Spacious Family Bathroom
- Landscaped Rear Garden
- EPCA - An Extremely Efficient Property
- Available Immediately & On A Long Term Basis

Available Immediately & Never Been Lived In

Located within the heart of a desirable new residential development on the outskirts of the market town of Belper, this beautifully appointed brand-new three bedroom townhouse offers spacious and flexible accommodation, ideal for modern family living.

The property benefits from gas central heating, double glazing, a rear garden, garage, driveway parking, and an EV charging point.

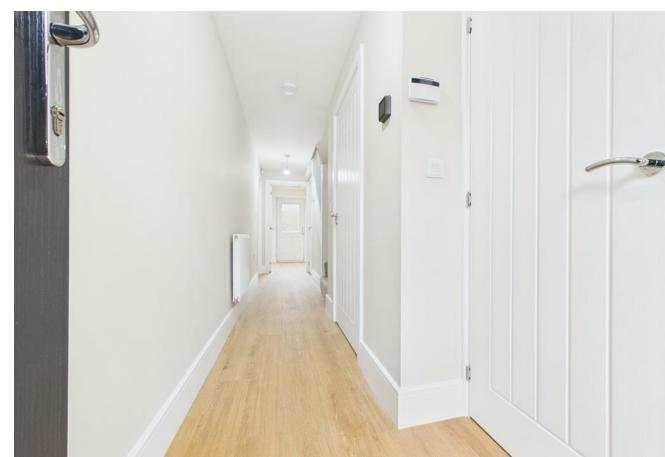
The accommodation briefly comprises an entrance hall with access to a ground floor storage cupboard, a WC cloakroom, a utility room with space for appliances, and a versatile ground-floor room with direct access to the rear garden, making an ideal home office, snug, or additional living space.

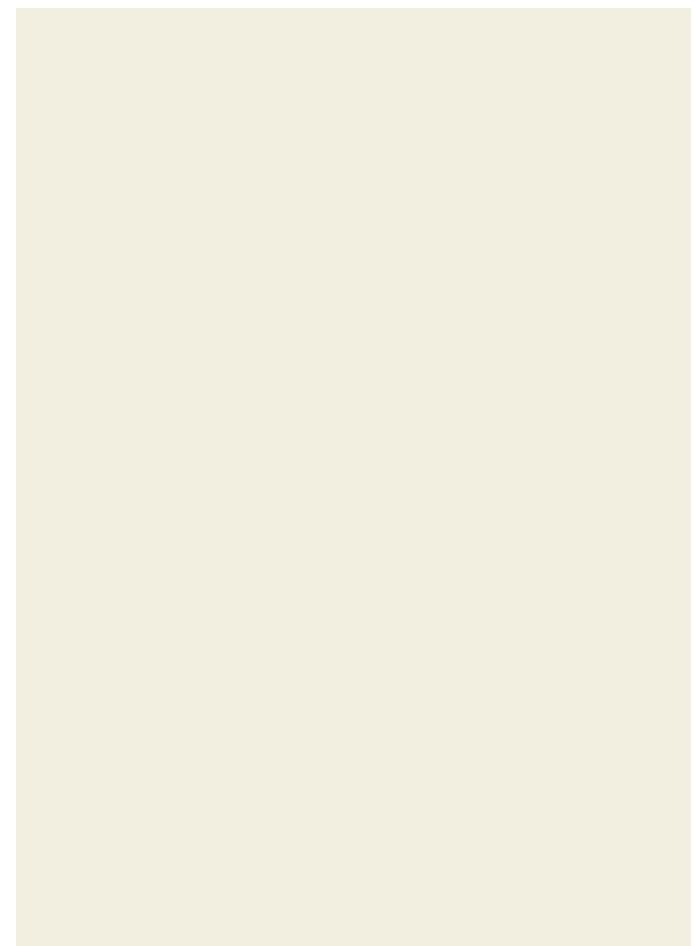
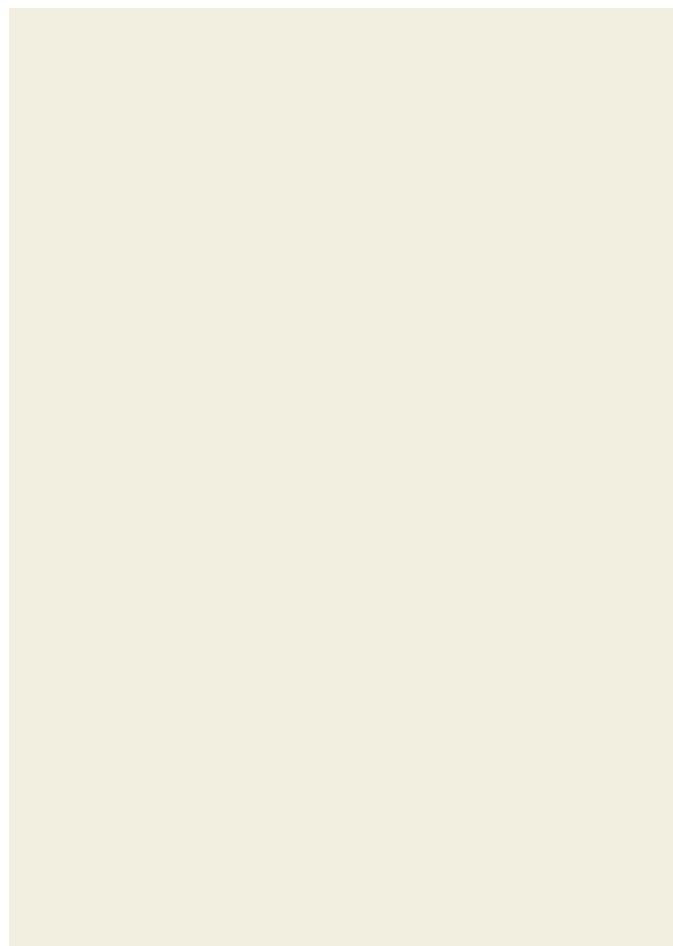
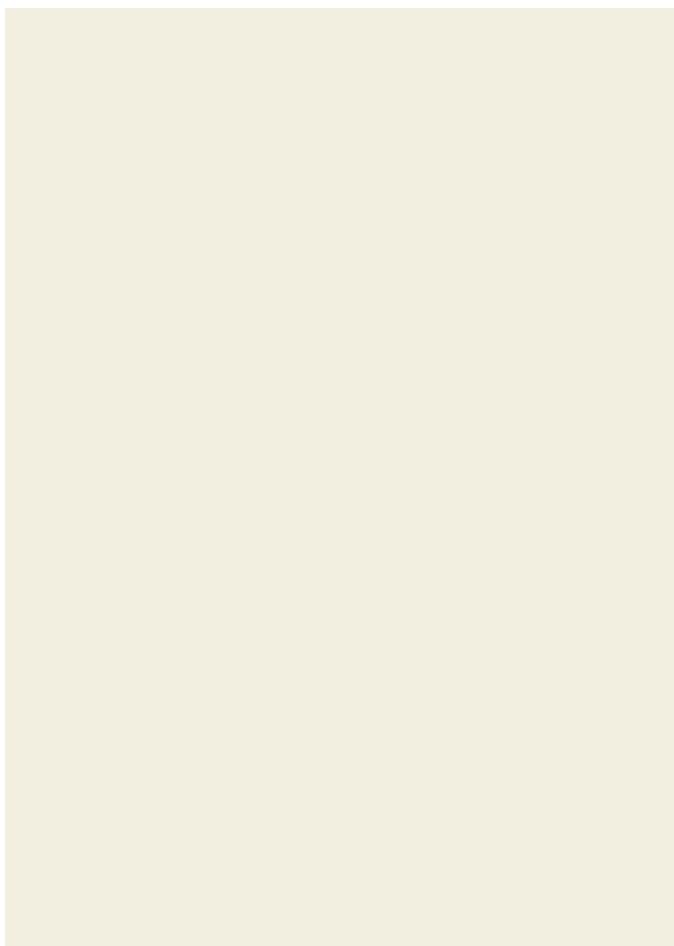
To the first floor is a superb 'L' shaped kitchen diner, offering ample space for entertaining or relaxing, alongside a separate living room.

The second floor comprises three bedrooms, including a master bedroom with ensuite and built-in storage, a further double bedroom, and a single bedroom, all served by a large family bathroom.

Externally, the property features an enclosed rear garden with lawn, paved patio area, and garden shed. To the front, there are two driveway parking spaces leading to a spacious garage with up-and-over door and power.

Agnes Drive forms part of a modern development conveniently located close to Belper town centre, which offers a wide range of bars, restaurants, and shopping







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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(A1 plus) A		93	95
(B1-B1) B			
(B2-B3) C			
(D5-D6) D			
(D7-D8) E			
(F1-F2) F			
(G1-G2) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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