



£950 Monthly

Birchwood House Flowery Leys Lane, Alferton, DE55

Detached House | 3 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Property Description

Derbyshire Properties are delighted to offer to the market this brand new detached family home situated within walking distance of the amenities and close to the major road links. The property has been designed to accommodate modern open plan living

## Main Particulars

Upon entering, you're greeted by an inviting openplan living area on the ground floor. The spacious layout seamlessly integrates the living room, dining area, and a modern kitchen. The kitchen, complete with top-of-the-line appliances and ample counter space.

Ascend to the first floor, where you'll find the family bathroom and two well-appointed bedrooms, one being the master with an en-suite. Each bedroom is generously sized, offering comfort and privacy. The contemporary bathroom features elegant fixtures. The second floor boasts a spacious private bedroom.

Flowery Leys Lane is in close proximity to local amenities. Schools like Flowery Leys Primary School and David Nieper academy are nearby, making it an ideal location for families. Alfreton Town centre, offering a variety of shops, restaurants, and entertainment options, is just a short drive away. Additionally, easy access to the A38, J28 M1 and Alfreton Train Station makes commuting a breeze.

NO PETS, EMPLOYED ONLY - AVAILABLE IMMEDIATELY

Holding deposit: Of £219.00 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 £1,096.00 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.









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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