



6 Bunting Close, Alferton, DE55 7QZ

£1,050 Per Calendar Month



Situated on the outskirts of the market town of Alferton, this is a newly constructed three bedroom property which benefits from gas central heating, double glazing and garden to the rear.



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Internally the bright, spacious accommodations offers modern and contemporary living which in brief comprises an entrance hall with staircase leading to the first floor, cloakroom, lounge and dining kitchen with integrated appliances and double glazed doors leading to the rear. Useful understairs storage cupboard, To the first floor the property boasts three bedrooms and a family bathroom with shower over the bath.

Outside the property benefits from an enclosed lawned garden to the rear and to the front and side there is a driveway and parking.

This beautifully appointed property, recently constructed by Wheeldon Homes within the Outseats Farm development. is well proportioned and spacious. The house is within easy reach of the town of Alferton which offers a wide range of facilities that you would expect from a bustling town centre. The property is perfectly positioned for ease of access to the M1 corridor making it an ideal choice for anyone wanting to commute to Derby, Nottingham and further afield. Th property is within walking distance of the train station, which is a particular feature of the property.

This property would ideally suit a couple or young family and should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through double glazed front door into:

ENTRANCE HALL

Spacious entrance hall with staircase leading to the first floor, radiator and access to:

CLOAKROOM

With low level WC, wash hand basin with splashback and frosted double glazed window.

LOUNGE

11'9" x 15'5" (3.58m x 4.70m)

(Maximum measurement)

With two double glazed windows, two radiators and access to:

DINING KITCHEN

14'10" x 8'11" (4.52m x 2.72m)

Neatly fitted with a range of quality work surface/preparation areas, wall and base cupboards and a brand new electric oven, six ring gas hob and shaped extractor over. The kitchen has a stainless steel sink unit with drainer beneath a double glazed window overlooking the rear elevation and there is appliance space, integrated dishwasher, space for freestanding fridge/freezer, useful kitchen drawers, inset ceiling spotlights and double glazed window to the rear.

To the far side of the room is an area set aside for dining furniture with double glazed double doors opening to the garden, radiator and access to a useful understairs storage cupboard.

TO THE FIRST FLOOR

LANDING

With access to the loft.

REAR BEDROOM ONE

12'11" x 8'11" (3.94m x 2.72m)

With two double glazed windows overlooking the rear elevation, fitted wardrobe with sliding doors and a radiator.

BEDROOM TWO

9'8" x 7'11" (2.95m x 2.41m)

With double glazed window to the front elevation and radiator.

BEDROOM THREE

6'8" x 8'4" (2.03m x 2.54m)

(Maximum measurement incorporating bulk head over the stairs)

With double glazed window and radiator.

BATHROOM

7'1" x 5'6" (2.16m x 1.68m)

With low level WC, pedestal wash hand basin and bath with shower over the bath, complementary tiling and heated towel rail.

OUTSIDE

Outside the property benefits from an enclosed lawned garden to the rear which is overlooked by a patio.

To the front there is a driveway to both the front and side elevation with gated access to the rear garden.

PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

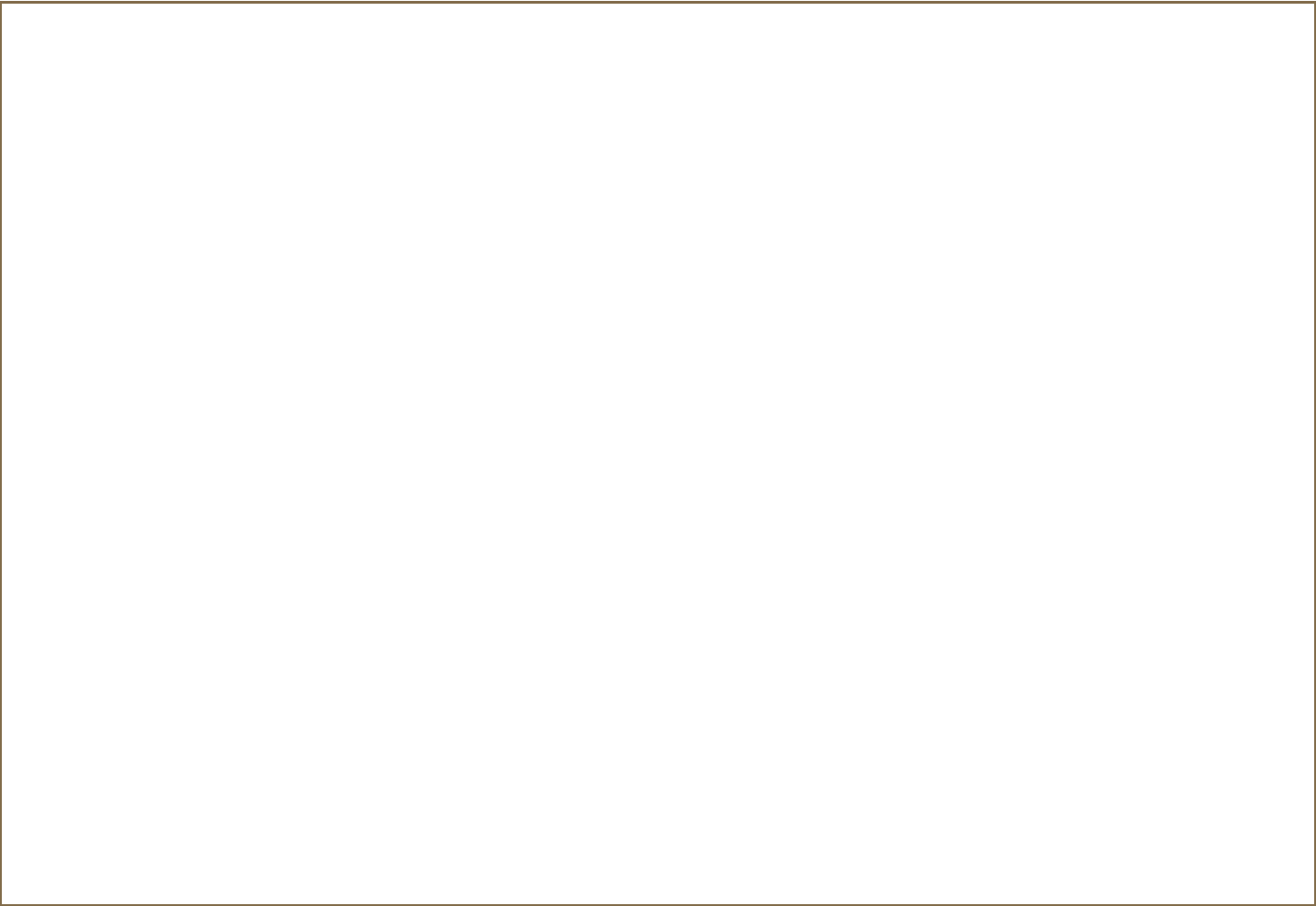
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



Road Map



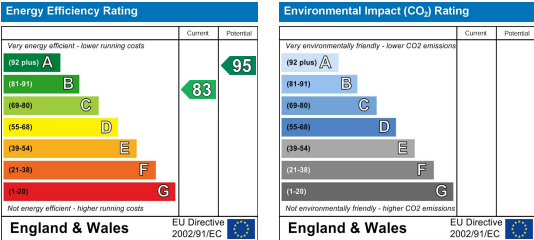
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk