



£1,250 Monthly

Boughton Drive, Alfreton, DE55

Detached House | 4 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE
PROPERTIES
SALES • LETTINGS • HOLIDAY LETS

www.derbyshireproperties.com



Step Inside

Key Features

- Shops and amenities nearby
- Fitted Kitchen
- Garage
- Off-street parking
- Garden
- Parking
- Driveway

Property Description

Derbyshire Properties are pleased to offer this wonderful 4 bedroom Detached house in a wonderful location, situated in Swanwick, offering amazing comfortable living and convenience with simplicity.

Main Particulars

This spacious and beautifully presented four-bedroom detached property is now available for rent. Perfectly suited for families or professionals, it offers a combination of modern living with ample space. Located in a sought-after neighborhood, this home provides both comfort and convenience.

Inside, you'll find three generously sized double bedrooms with a smaller fourth double bedroom, each offering plenty of room. The property boasts a large, inviting lounge, a separate dining room, and a bright sunroom that floods with natural light.

The recently renovated kitchen and bathroom features modern, high-quality fittings, and there's also a convenient downstairs WC. The kitchen is well-equipped with all essential appliances, providing a functional and stylish space for cooking.

The property also comes with an attached garage, perfect for secure parking and extra storage. Outside, a well-maintained garden provides an excellent space for outdoor activities or simply enjoying some fresh air.

Located close to local amenities and with excellent transport links, this property offers everything you need for comfortable living. Don't miss out on the chance to make this your new home – contact us today to arrange a viewing.

EMPLOYED ONLY, NO PETS - SUBJECT TO SATISFACTORY REFERENCES . HOLDING DEPOSIT £288.00

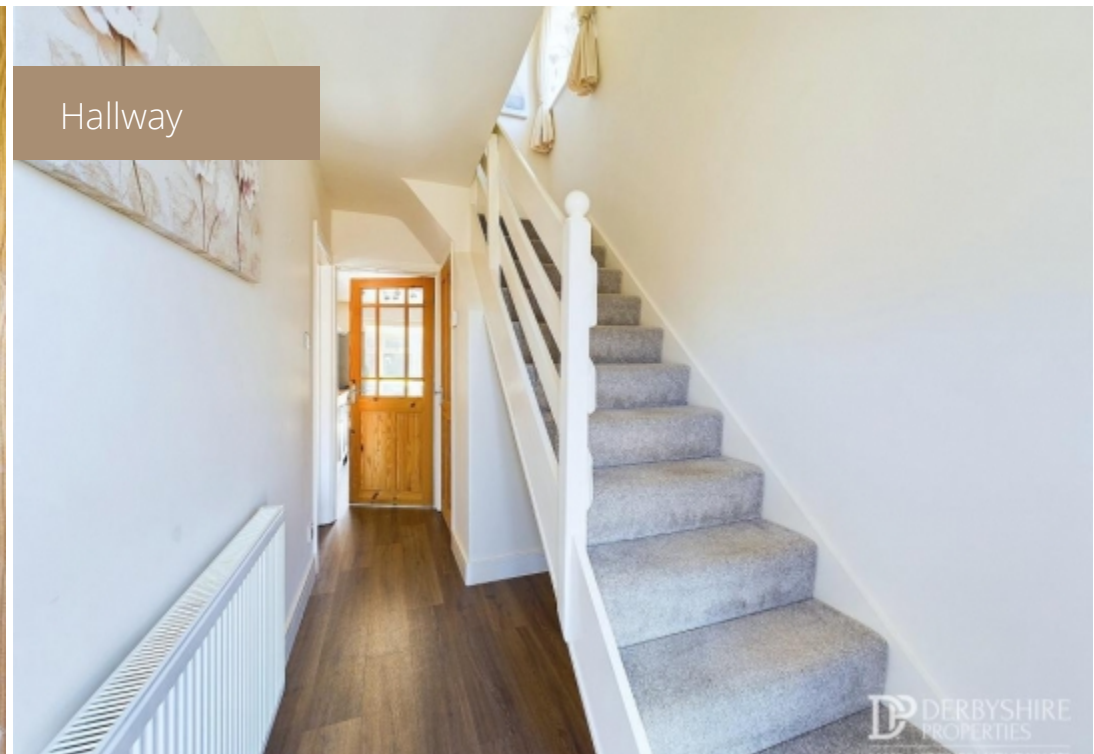
Holding deposit: Equal to one weeks rent of £288.00 This will be withheld if any relevant person, including any guarantor, withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement and / or Deed of Guarantee within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). Security Deposit: £1442.00 Equal to Five weeks rent of 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 Membership no.CMP004627 and The Property Ombudsman Membership no.D11026.

Dining Room



Hallway



Kitchen



Kitchen



