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LET

Birchwood Close, South Normanton, Alfreton, Derbyshire DE55 3NY

£650 pcm

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PROPERTY SUMMARY

Discover modern living in this beautifully presented one-bedroom flat, ideally situated in a sought-after location. This bright and welcoming property offers a contemporary open-plan living area, a fully fitted kitchen with integrated oven/hob, and a good sized double bedroom. The sleek wet room features a high-quality finish with a walk-in shower. Perfect for professionals or couples, the flat benefits from allocated parking an additional visitors space and excellent transport links. Located within easy reach of local shops, cafes, and public transport, this property combines comfort, convenience, and style. Don't miss your chance to view this charming property – contact us today to arrange a viewing!

POINTS OF INTEREST

- Modern Open Plan Living
- Fitted Kitchen With Integrated Oven/Hob
- Walk-in Wet Room
- Double Bedroom
- Spacious Storage
- Allocated Parking With Visitors Space



ROOM DESCRIPTIONS

Open Plan Living Area

Accessed via a composite door from the side elevation. To the kitchen area there is vinyl flooring and a range of Beech effect wall and base units incorporating a sink/drainage with mixer tap. There is an integrated electric oven having a four ring hob and extractor fan over. Double glazed uPVC window to front elevation with fitted blind. The lounge has laminate flooring, a central light fixture, TV point and uPVC double glazed patio doors to rear. There is access to the master bedroom.

Master Bedroom

Carpet flooring, pendant light, electric wall heater, TV point., double glazed window to rear elevation with fitted blind.

Wet Room

Fitted with a white two piece suite incorporating a low flush WC and pedestal hand wash basin. There is a walk-in shower with a fitted glass screen having shower over. Fully tiled walls and obscure uPVC window to front elevation.

Outside

To the front of the property you will find two allocated parking spaces.

To the rear of the property you will find a patio area with access through the French doors into the open plan kitchen/living area, mature shrubs and a shed for storage.

MATERIAL INFORMATION

Council Tax: Band A

Council Tax: Rate £1,571.91

Parking Types: Allocated.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable.

Accessibility Types: None.

EPC Rating: D (61)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



