



3 Bed House

11 Scott Drive
Somercotes
Alfreton
DE55 4TQ

£1,100 Per Calendar Month

Fletcher
& Company

11 Scott Drive
Alfreton
DE55 4TQ



- Available Immediately
- A Highly Attractive Three Bedroom Property
- Recently Redecorated Throughout
- Brand New Kitchen and Bathroom
- Council Tax Band A
- Large, Low Maintenance Rear and Front Garden
- Light & Spacious Kitchen Diner
- 2/3D Tours With Floorplan To Follow
- Long Term Lets Available
- Close To Amenities, Schools And Major Road Networks

Available Immediately.

A beautifully refurbished three bedroom property offering stylish and modern living throughout, available for immediate occupation.

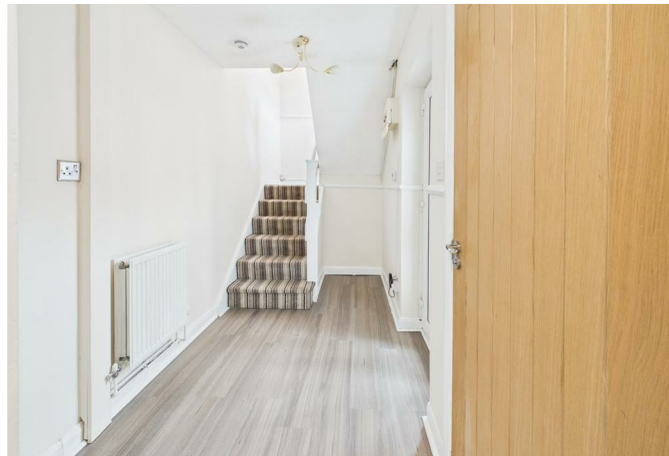
Having undergone extensive improvement works, the property benefits from newly fitted flooring in part, a contemporary fitted kitchen, a modern bathroom suite and full redecoration throughout, creating a fresh and well presented home ready to move straight into.

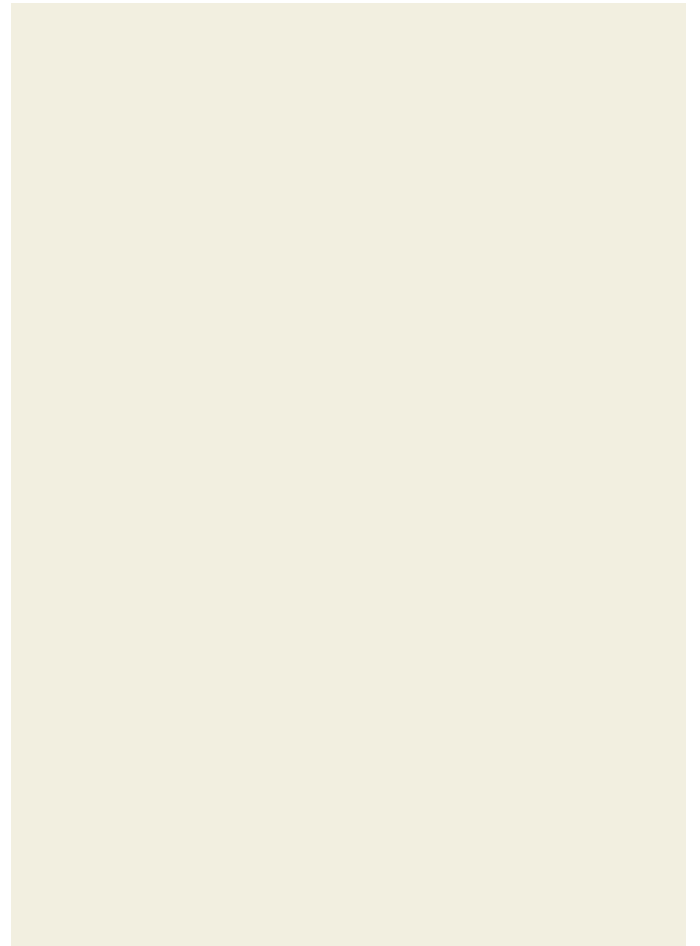
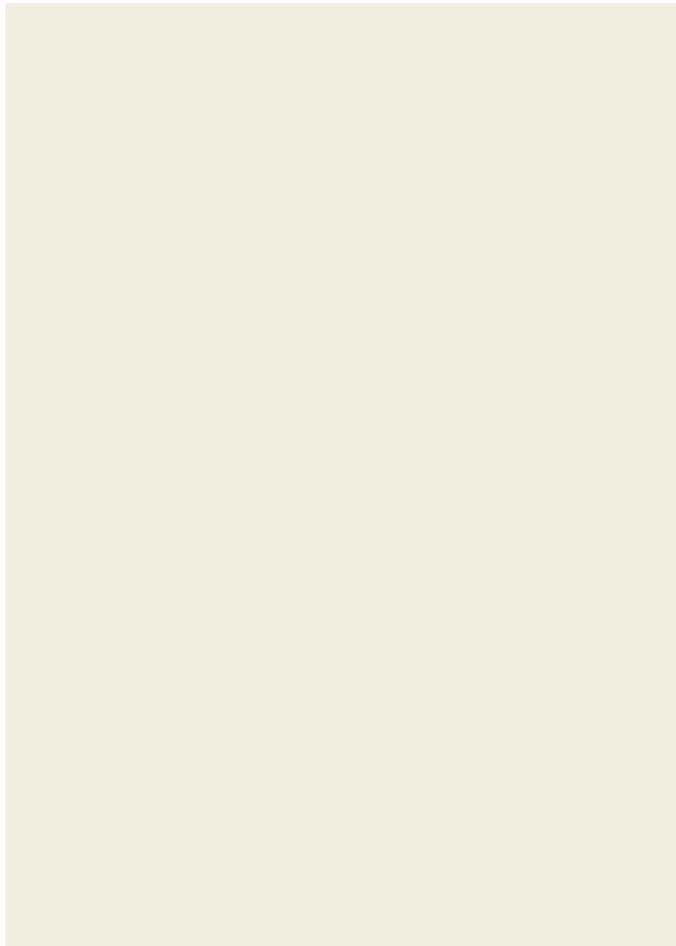
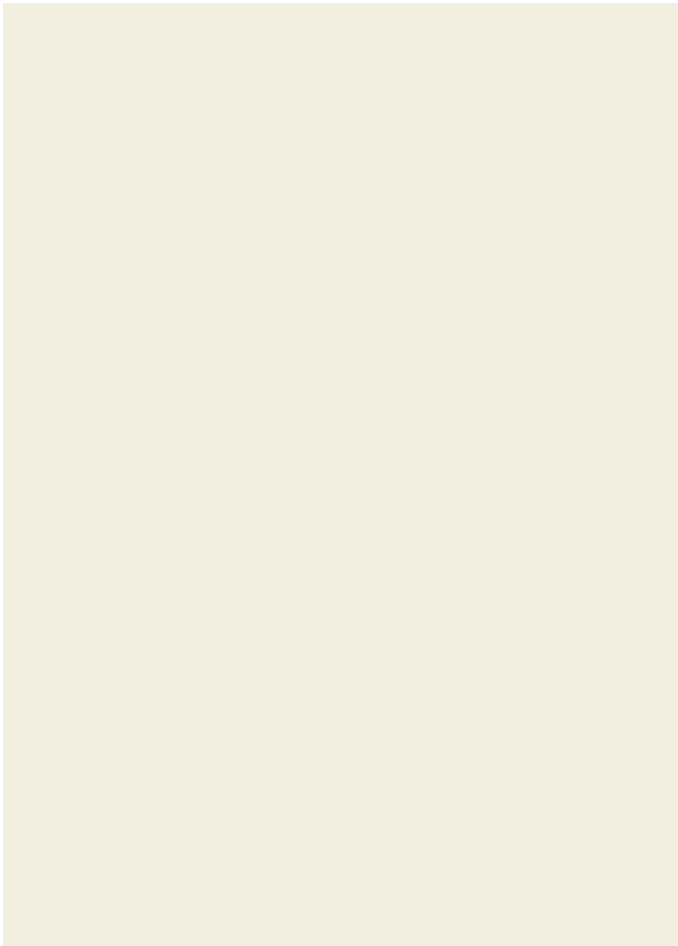
Internally, the accommodation comprises two generous double bedrooms together with a particularly spacious single bedroom, ideal for use as a child's room, home office or dressing room. To the ground floor is a superb open plan kitchen diner, creating an excellent family and entertaining space with patio doors opening directly onto the enclosed rear garden.

The property also benefits from a large entrance porch offering versatile additional space, ideal for coats, shoes, storage or further practical day to day use. The porch leads into the main hallway which provides access to a conveniently positioned ground floor WC, staircase to the first floor and access through to the kitchen diner.

Outside, the property enjoys a low maintenance rear garden, perfectly suited to those looking to enjoy outdoor space without the burden of extensive upkeep.

Situated within easy reach of a wide range of local amenities, schools, shops and transport links, the property also benefits from convenient access to surrounding road networks and commuter routes, making it well suited to both families and





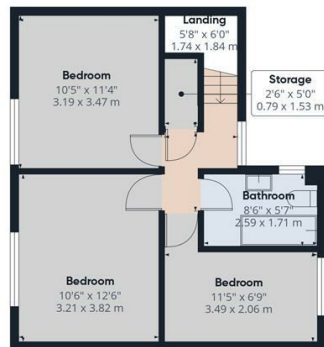
Duffield House
 Town Street
 Duffield
 Derbyshire
 DE56 4GD

T: 01332 843390

E: duffield@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk



Floor 0



Floor 1



Approximate total area^m
 956 ft²
 88.8 m²

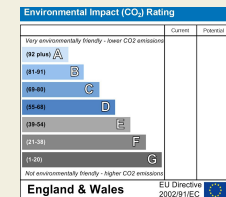
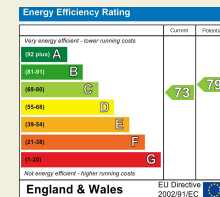
Reduced headroom
 23 ft²
 2.2 m²

(1) Excluding balconies and terraces

Reduced headroom:
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Fletcher
 & Company