



Springfield Road
Etwall Derby



Property Description

Hall and Benson are delighted to bring to market this semi-detached home in the sought after residential area of Etwall. The property is being sold with vacant possession and no upward chain, and is also well maintained and presented throughout. The ground floor comprises an entrance porch leading to the entrance hallway which is a versatile area and is currently being utilised as a study area, lounge/diner, modernised kitchen and a cloakroom.

The first floor accommodation comprises three bedrooms, two of which are doubles and a high specification bathroom.

To the rear of the property is a decking, stoned and concrete area. To the front is a lawn, a driveway with ample parking for at least two vehicles and a detached garage.

Ground Floor

Porch

Accessed via the UPVC double glazed frosted front door.

Entrance Hall / Study Area

Laminate flooring, one radiator, UPVC double glazed window to the side elevation.

Lounge / Diner

21' 1" x 12' 7" max (6.43m x 3.84m max)

Laminate flooring, two radiators, UPVC double glazed windows to the front and rear elevations, gas fireplace and surround.

Kitchen

8' 5" x 10' 11" (2.57m x 3.33m)

Tiled flooring, matching wall and base units with tiled splashback, integrated electric oven, four ring gas hob with extractor fan above, sink and drainer with mixer tap, space for a washing machine, integrated dishwasher and fridge-freezer, UPVC double glazed window to the rear and side elevations, UPVC double glazed frosted door to the side elevation.

Cloakroom

Tiled flooring, WC, vanity sink with mixer tap, one radiator, UPVC double glazed frosted window to the side elevation, built in storage.

First Floor

Landing

Carpeted flooring, UPVC double glazed window to the side elevation.

Bedroom One

12' 4" max x 12' 8" (3.76m max x 3.86m)

Carpeted flooring, one radiator, two UPVC double glazed windows to front elevation, wardrobe.

Bedroom Two

10' 2" x 9' 11" plus wardrobe (3.10m x 3.02m plus wardrobe)

Carpeted flooring, one radiator, UPVC double glazed window to the rear elevation, wardrobe.

Bedroom Three

12' 1" max x 8' 1" max (3.68m max x 2.46m max)

Carpeted flooring, one radiator, UPVC double glazed window to the side elevation.

Bathroom

Laminate flooring part tiled walls, bath with overhead shower which is remote controlled, WC, vanity sink with mixer tap, heated towel rail, heated mirror, UPVC double glazed frosted window to the rear elevation.

Outside

To the front is a driveway with small lawn adjacent and detached garage.

To the rear is a low maintenance garden inhabiting decking, a stoned and concrete area.

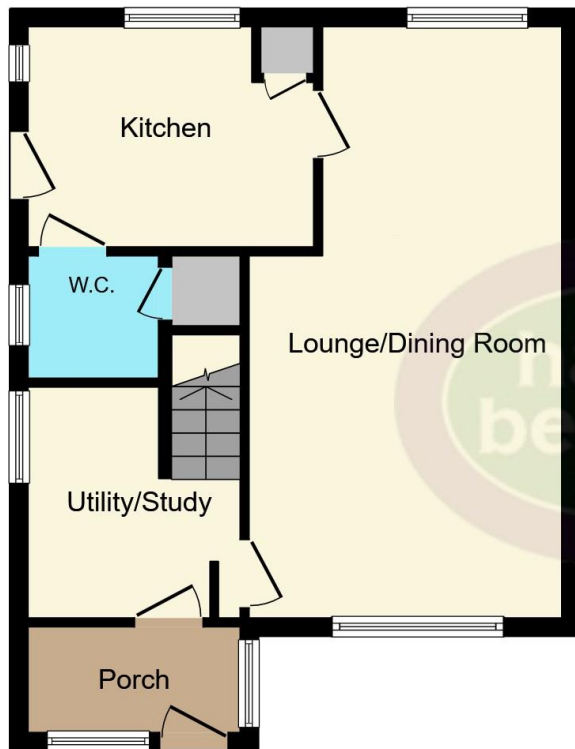
Garage

Up and over, and pedestrian doors to the front elevation.









Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

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EPC Rating: C

Tenure: Freehold

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