



HOPKINS & DAINTY

ESTATE AGENTS



Springfield Road, Derby, DE73 5SL

£320,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this stunning traditional detached home. Set in the popular suburb of Chellaston, convenient for access into Derby and the nearby A50, with onward travel to the A38 and M1.

The property is presented to a high standard, offering ready to move into accommodation. Comprising:- Entrance Hall, front Lounge, rear Dining Room and a stylish Kitchen/Breakfast Room with a comprehensive range of integrated appliances. On the first floor there are Three good sized Bedrooms and the Luxury Shower Room. The property has Gas Central Heating off a combination boiler and Double Glazed windows and doors. There is a front Driveway, brick Garage and low maintenance rear Garden.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance Hall



Accessed via a leaded light double glazed entrance door. With laminate flooring, stairs rising to the first floor with a storage cupboard under; two radiators, ceiling spotlights, double glazed side windows and doors leading off.

Kitchen/Breakfast Room 12'3" x 11'8" (3.74 x 3.57)



Stunning contemporary kitchen, fitted with a quality range of units and worktops with a breakfast bar. There is an inset sink and drainer along with a built in electric double oven, electric hob, cooker hood, integrating washing machine, dishwasher, fridge and freezer. Laminate flooring, radiator, ceiling spotlights, a double glazed rear window and door to the garden.

Lounge 14'0" x 10'11" (4.28 x 3.33)



Dual aspect sitting room with a radiator, ceiling spotlights and double glazed windows.

Dining Room 11'10" x 10'4" (3.62 x 3.17)



Dual aspect second reception room with a radiator, laminate flooring, ceiling spotlights and two double glazed windows.

First Floor Landing



With a double glazed window,, ceiling spotlights, access to

the loft space via a pull down ladder and doors leading off.

Bedroom 3 12'5" x 6'9" (3.79 x 2.06)

Bedroom 1 14'0" x 10'11" (4.29 x 3.33)



Dual aspect main bedroom with a radiator, ceiling spotlights and two double glazed windows.

Bedroom 2 11'10" x 10'5" (3.63 x 3.18)



Second double bedroom with a radiator, ceiling spotlights and a built in cupboard housing the wall mounted gas boiler. Double glazed side and rear windows.



Third bedroom with a radiator, ceiling spotlights and a double glazed rear window.

Shower Room



Luxury three piece suites comprising: double shower, vanity wash hand basin with storage under and a WC. Designer radiator, laminate flooring, ceiling spotlights, an extractor vent and two double glazed side windows.

Front/Driveway



The property is well positioned on a corner plot, with ample driveway parking and access to the garage. Gated side entry to the rear garden.

Rear Garden



Low maintenance enclosed rear garden, with fencing to the boundary, an outside power point, garden tap and lighting.

Garage 18'8" x 8'0" max. (5.70 x 2.45 max.)

With double opening front doors, electric light and power connected, a single glazed rear window and door to the garden.

Important Information

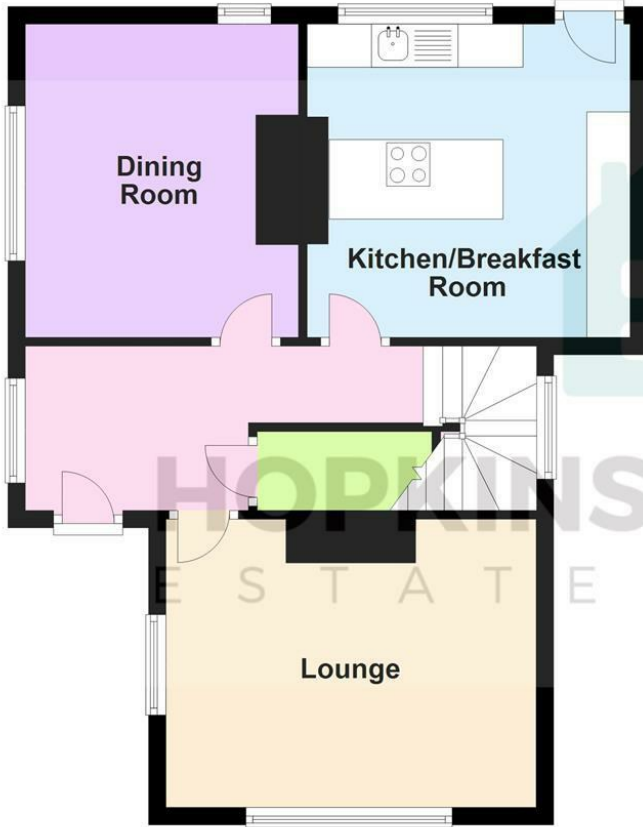
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order.

Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

Ground Floor

Approx. 51.8 sq. metres (557.6 sq. feet)



First Floor

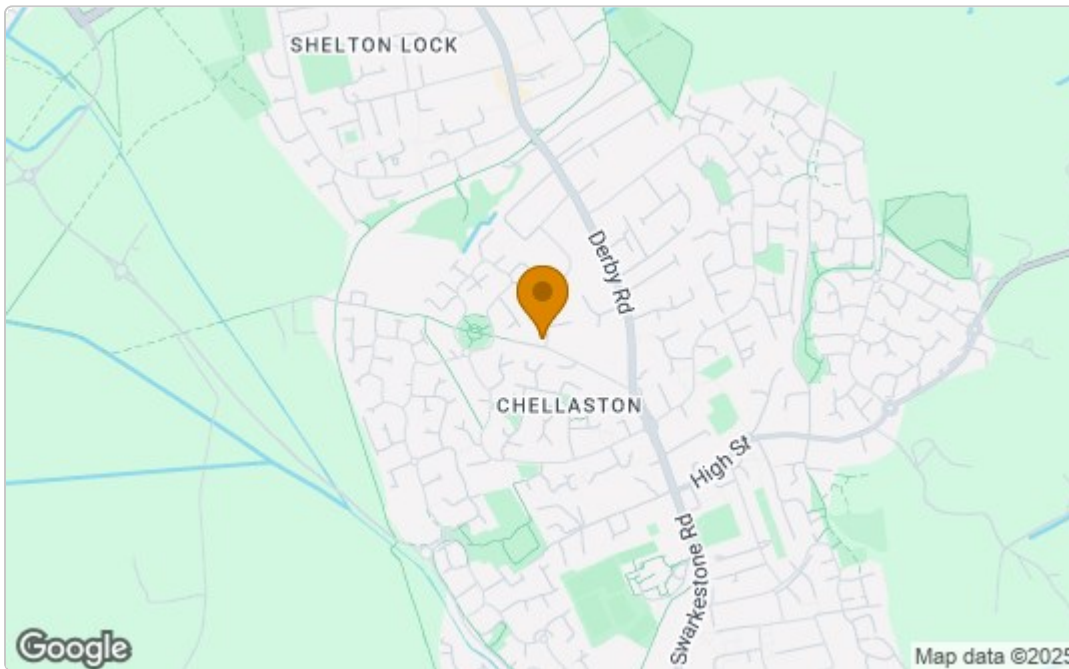
Approx. 49.8 sq. metres (535.5 sq. feet)



Total area: approx. 101.6 sq. metres (1093.1 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

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