



## Springfield House, 97 Derby Road, Lower Kilburn, Belper, Derbyshire, DE56 0NH

**£1,800 Per Calendar**





A generously proportioned traditional family home offering welcoming accommodation comprising a reception hallway, large lounge, separate dining room, dining kitchen, guest WC, four generous double bedrooms, principal with en-suite shower room and a family bathroom.

Benefitting from quality UPVC double glazed windows and doors, gas central heating fired by a Vaillant combi boiler and a security alarm system.

The property occupies a generous plot with gardens to the front and rear, with a productive vegetable plot and double garage.

Situated to the outskirts of Kilburn, having easy access to Derby and major road links ie A38, M1 and A6.

ACCOMMODATION

A traditional entrance door opens into a reception hallway with an elegant panelled staircase climbing to the first floor, radiator, original leaded light feature windows, quarry tiled flooring and useful cloaks storage cupboard with automatic lighting.

LOUNGE

12 x 25'11 into bay (3.66m x 7.90m into bay)

A light and spacious room with dual aspect UPVC double glazed windows to the side and bay window to the front. Having decorative dado rail, coving and an Adams style fire surround with slate hearth and insert housing an open grate, radiator and patio doors to the side. Double doors open into :

DINING ROOM

14'8 x 12'1 (4.47m x 3.68m )

Having a radiator and UPVC double glazed windows to the side and rear.

DINING KITCHEN

21'6 x 12 ' (6.55m x 3.66m ')

Comprehensively appointed with a range of solid ash base cupboards, drawers, eye level units with glazed display cabinets and shelving with granite effect work surface over incorporating a one and a half bowl stainless steel sink drainer with mixer taps and upstand. Integrated Rangemaster cooker with gas hob and electric ovens, extractor hood, plumbing for a washing machine, dishwasher and space for a fridge freezer. There is quarry tiled flooring, UPVC double glazed window and an in-built pantry with light, shelving, quarry tiled flooring and a UPVC double glazed window. A side entrance door opens into an open storm porch

WC

There is low flush WC, wall mounted wash hand basin, quarry tiled flooring, radiator, extractor fan and splash back tiling.

TO THE FIRST FLOOR

LANDING

There is a built-in cupboard with CCTV installation. and a UPVC double glazed window to the side elevation.

BEDROOM ONE

13'10 x 12' (4.22m x 3.66m )

Having a radiator, UPVC double glazed windows to the side and front elevations,.

EN-SUITE

Appointed with a four piece suite comprising a large shower with shower enclosure and integral shelf, with an electric shower, bidet, low flush WC and a pedestal wash hand basin, radiator, electric towel heater, tiled flooring with under floor heating, UPVC double glazed window, extractor fan, light and shaving point.

BEDROOM TWO

12' x 10' (3.66m x 3.05m)

Having a UPVC double glazed window to the side elevation, radiator, feature fireplace and a built-in cupboard provides hanging and shelving facility.

BEDROOM THREE

13'9 x 12'1 (4.19m x 3.68m )

Having a radiator and UPVC double glazed windows to side and rear.

BEDROOM FOUR

13'9 x 11'10 (4.19m x 3.61m )

A generous room with UPVC double glazed window to the rear elevation, radiator, inset spot lighting, TV aerial point and a corner vanity wash hand basin.

FAMILY BATHROOM

Appointed with a three piece suite comprising a panelled bath with central mixer taps, pedestal wash hand basin and a low flush WC, wood grain effect flooring, decorative tongue and groove panelling, wall lighting, radiator, extractor fan, humidity detector and a UPVC double glazed window to the side elevation.

OUTSIDE

To the front of the property electronic gates allow access to the generous driveway, which provides ample off road parking and leads to a detached double garage. The mature gardens wrap around the property with lawned gardens having a woodland walk, formal fore garden, an enclosed vegetable plot with a greenhouse, summerhouse, fruit trees and an extensive paved patio, perfect for alfresco dining and entertaining.

PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

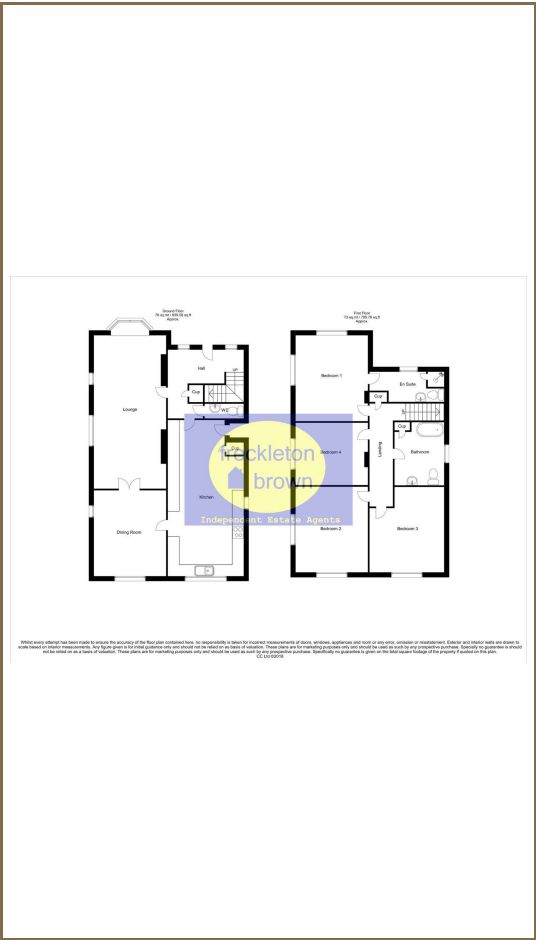
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Area Map



Floor Plans



Energy Efficiency Graph

