



Albok Springfield Villas, Church Road, Darley Dale DE4 2GG

Saxton Mee

Lettings



# Albok Springfield Villas

## Church Road

Per Calendar Month

# £1,500 Per Calendar

To let is this attractively presented new build, three bedroom detached home with off street parking and enjoying views over open fields at the rear.

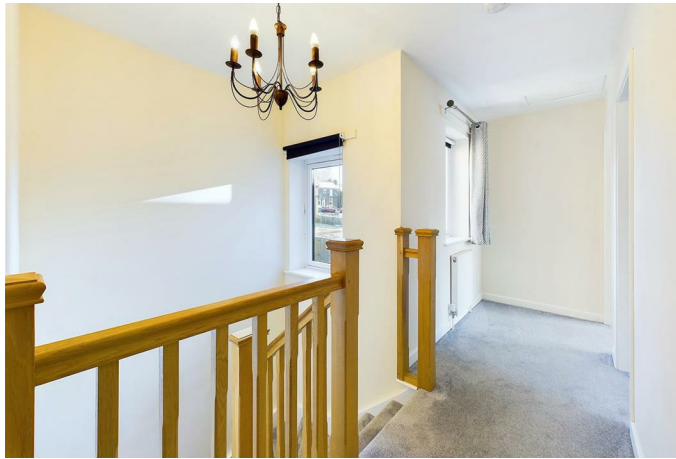
Close to the centre of Matlock and ideal for the professional couple/family, the property has been professionally decorated and briefly comprises of: entrance hall, utility room, downstairs cloakroom, sitting room, study, dining kitchen with modern units and appliances . First floor: three double bedrooms with ensuite and a well-appointed bathroom with contemporary suite. Outside: Private south facing secured rear lawn garden with patio and delightful views.

The property benefits off road parking for up to three cars, and large detached garage with storage space. Darley Dale offers excellent proximity to major transport routes and is within easy access of Bakewell and Matlock.

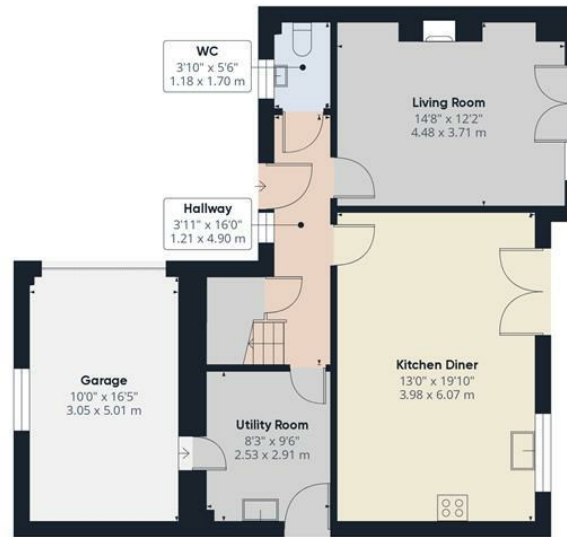
UNFURNISHED 6-12 MONTH TENANCY. Restrictions: No smokers , pets by negotiation. Energy Efficiency Rating B. Council Tax Band E.



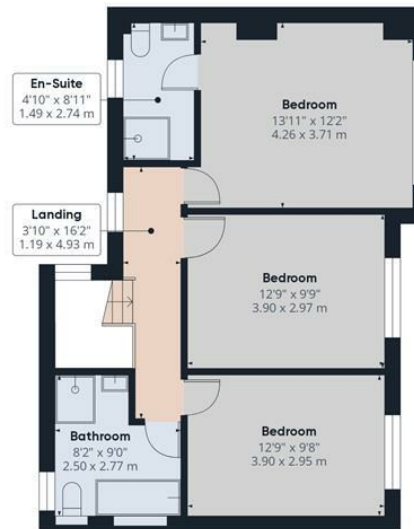








Ground Floor



Floor 1



**Approximate total area<sup>m</sup>**

1389.28 ft<sup>2</sup>

129.07 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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