

# Fletcher & Company

4 Alferton Road, Derby, DE21 4AT

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£155,000

Freehold

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- Close to Darley Park & Chester Green
- Two Reception Rooms
- Recently Refitted Kitchen
- Passage Landing
- Two Double Bedrooms
- Well-Appointed Bathroom
- Double Glazed & Gas Central Heated
- Good Sized Rear Garden
- Easy Access to City Centre
- Close to Excellent Amenties







## Summary

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A conveniently located, traditional, two bedroom, mid-terrace located close to Chester Green in Derby.

This is a traditional, mid-terrace occupying a favourable location on Alfreton Road close to Derby City centre. The property is double glazed and gas central heated with lounge, inner lobby, dining room and high specification fitted kitchen. The first floor passage landing leads to two double bedrooms and a well-appointed bathroom.

To the rear of the property is a good sized rear garden.

# F&C

## The Location

The property's location gives easy access into the city centre as well as attractive Chester Green and Darley Park with some delightful walks along the banks of the river Derwent. Nearby, there are a selection of restaurants and bars at Darley Abbey Mills. It is also convenient for the A38.

## Accommodation

### Ground Floor

#### Lounge

12'0" x 11'11" (3.68 x 3.64)

A UPVC double glazed entrance door provides access to lounge with central heating radiator, feature fireplace with decorative wooden surround, hearth and interior with ideal space for an electric fire, useful fitted cupboard to chimney breast recess, decorative coving and double glazed window to front.



#### Inner Lobby

Having a useful storage cupboard and access to sitting room.

## Sitting Room

13'1" x 11'10" (3.99 x 3.63)

Featuring a fireplace with timber lintel, raised hearth and cast iron log burner, central heating radiator, coving to ceiling, picture rail, staircase to first floor and double glazed window to rear.

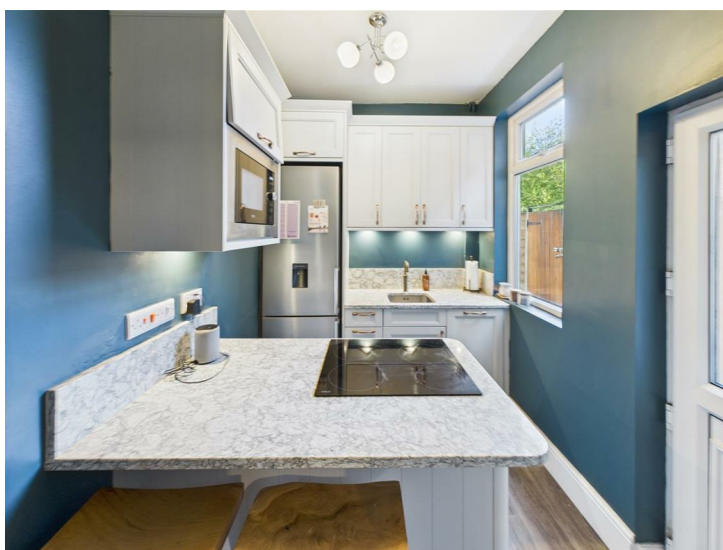
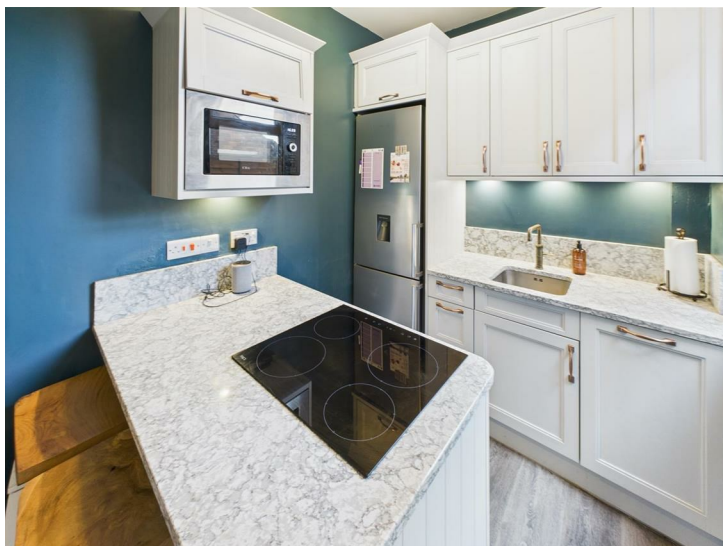




### **Quality Fitted Kitchen**

9'2" x 6'7" (2.80 x 2.02)

Comprising granite worktops with matching upstands, inset stainless steel sink unit with mixer tap, stylish range of fitted base cupboards and drawers, complementary wall mounted cupboards with underlighting, inset four plate hob, built-in oven and microwave, appliance space suitable for fridge freezer, integrated dishwasher, central heating radiator, double glazed window and door giving access to garden.



### **First Floor Landing**

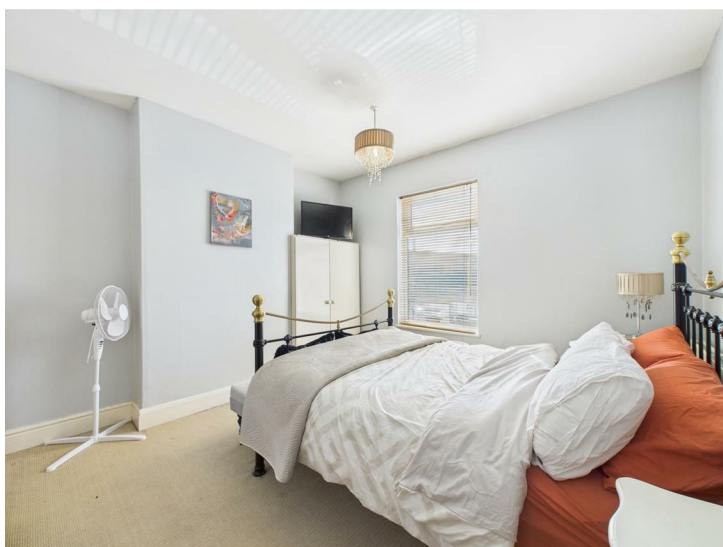
13'1" x 2'10" (4.00 x 0.87)

A passage landing with central heating radiator and access to loft space.

### **Bedroom One**

12'0" x 11'11" (3.68 x 3.65)

With central heating radiator and double glazed window to front.



### **Bedroom Two**

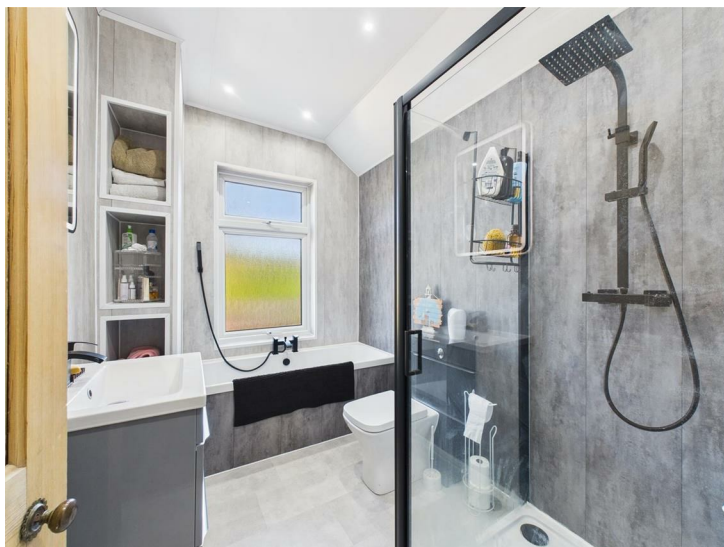
13'2" x 8'10" (4.03 x 2.70)

Having a central heating radiator and double glazed window to rear.

### **Refitted Bathroom**

8'9" x 6'6" (2.69 x 1.99)

Well-appointed with a white suite comprising low flush WC, vanity unit with wash handbasin and storage beneath, panelled bath with shower attachment, separate shower cubicle, towel radiator, useful bespoke storage shelving and double glazed window to rear.

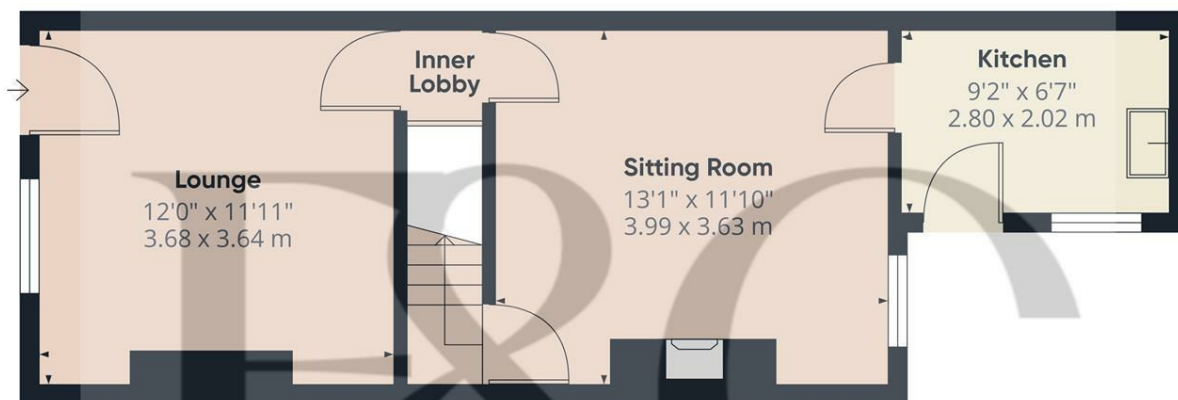


### **Outside**

To the rear of the property is a good sized garden featuring a block paved area, artificial lawn, further seating area at the foot of the garden and useful outbuilding. The garden is bounded by timber fencing and offers a good degree of privacy.



**Council Tax Band A**



**Approximate total area<sup>(1)</sup>**  
387 ft<sup>2</sup>  
36 m<sup>2</sup>

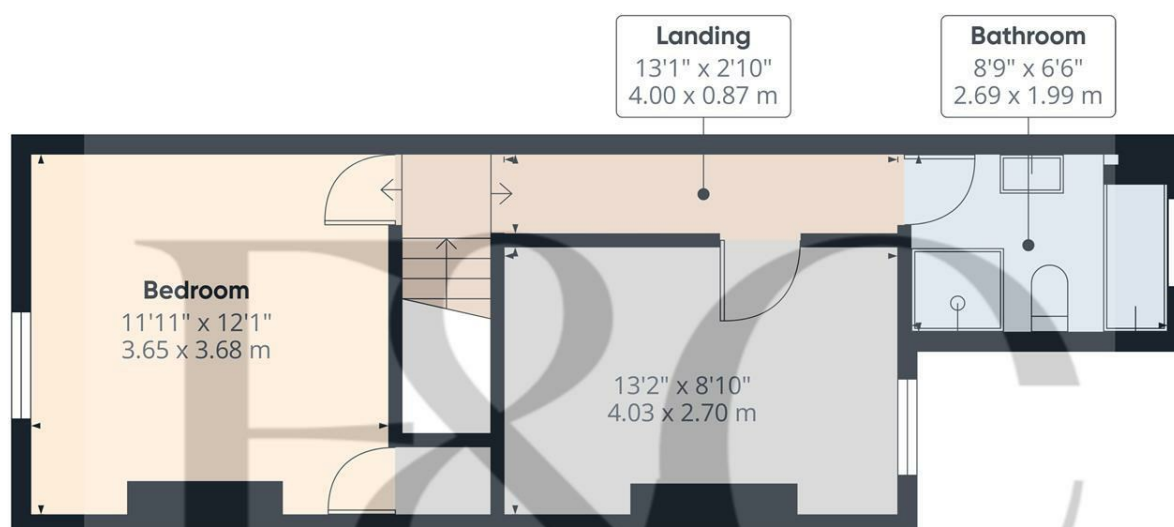
(1) Excluding balconies and terraces

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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Floor 0



**Approximate total area<sup>(1)</sup>**  
364 ft<sup>2</sup>  
33.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.


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Floor 1





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

### Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

### Willington Office

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

Tomlinson Cottages  
4 Alfreton Road  
Derby  
DE21 4AT

Council Tax Band: A  
Tenure: Freehold

