

24 Auriga Court, Chester Green, Derby, DE1 3RH

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Offers Around £210,000

Freehold

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- A Three Storey Modern Townhouse
- Located Conveniently For Derby City Centre And All Amenities
- Entrance Hall And Cloakroom/WC
- Dining Kitchen And Utility Room
- First Floor Lounge With Feature Fireplace
- Three Bedrooms
- En Suite Shower Room And Separate Bathroom
- Drive And Single Garage
- Enclosed Rear Garden
- Easy Reach Of The A38 And A52







## Summary

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A modern townhouse located in the sought-after area of Chester Green, Derby. Built in 2005, this property offers a contemporary living experience with flexible accommodation spread over three well-designed floors.

As you enter, you are greeted by a hallway with cloakroom/Wc off and a useful Utility Room.

To the first floor is an 'L' shaped lounge with feature fireplace and a fitted dining kitchen. The townhouse boasts three generously sized bedrooms, a bathroom and en suite to the main bedroom.

Outside is a driveway and a single garage. To the rear is an enclosed, low maintenance rear garden

Chester Green is known for its vibrant community and excellent local amenities, making it a desirable location for families and professionals alike. It is also conveniently located for easy access to the city centre and connection to the A38, A52 and M1

This townhouse presents a wonderful opportunity for anyone looking to settle in a modern home within a thriving neighbourhood. Do not miss the chance to make this delightful property your own.

# F&C

## The Location

## Accommodation

### Ground Floor

#### Entrance Hall

21'4" x 6'7" (6.52 x 2.01)

Having a double glazed composite door providing access, a central heating radiator, a wood grain effect laminate floor and an understairs storage cupboard providing excellent storage space. Stairs lead off to the first floor.

#### Cloakroom

6'3" x 2'11" (1.92 x 0.89)

Appointed with a two piece suite comprising a pedestal wash hand and a low flush WC with tiling to the splashback areas. There is a wood grain effect laminate floor, a central heating radiator, an extractor fan and inset spotlighting to the ceiling.

#### Utility Room

7'1" x 6'4" (2.16 x 1.94)

Appointed with a base cupboard with roll top work surface over incorporating a stainless sink drainer unit with mixer tap. There is plumbing for an automatic washing machine, space for a tumble dryer, a wall mounted boiler (serving domestic hot water and central heating system), an extractor fan and a wood grain effect floor. There is a central heating radiator and a door provides access to the rear garden.

### First Floor

#### Landing

9'10" x 3'5" (3.02 x 1.06)

Having a central heating radiator and stairs lead off to the second floor.

#### L-Shaped Lounge

17'8" x 15'4" (5.39 x 4.69)

Having a feature fireplace, three central heating radiators and two UPVC double glazed windows to the front.



### **Dining Kitchen**

15'5" x 11'2" (4.72 x 3.42)

Comprehensively fitted with a range of light Beech effect base cupboards, drawers and eye level units with complementary roll top work surface over incorporating a stainless steel sink drainer unit with mixer tap. Integrated appliances include an electric oven, gas hob, an extractor hood with light, a refrigerator and a freezer. There is a wood grain effect floor, a central heating radiator, inset spotlighting to the ceiling and UPVC double glazed windows to the rear elevation.



### **Second Floor**

#### **Landing**

7'0" x 4'0" (2.14 x 1.24)

Having a built-in cupboard providing storage space, a central heating radiator and access is provided to the roof space.

#### **Bedroom One**

15'5" x 11'1" (4.7 x 3.38)

With two double glazed windows to the front elevation and a central heating radiator. Having a range of fitted wardrobes which provide excellent hanging and storage space.



#### **En-Suite**

5'1" x 5'0" (1.55 x 1.53)

Having a three piece white suite comprising a corner shower cubicle with shower over and extractor fan, a low flush WC and a pedestal wash handbasin. There is tiling to all splashback areas, inset spotlighting to the ceiling and a central heating radiator.



### **Bedroom Two**

11'3" x 8'5" (3.44 x 2.58)

Having a central heating radiator and a UPVC double glazed window. A door provides access to the bathroom.



### **Bedroom Three**

7'4" x 6'9" (2.24 x 2.08)

Having a central heating radiator and a UPVC double glazed window.

### **Jack & Jill Bathroom**

8'3" x 6'2" (2.53 x 1.89)

Accessed from both the landing and bedroom two and having a three piece white suite comprising a panelled bath with handheld shower attachment over, a vanity wash handbasin with useful cupboards beneath and a roll top work surface and a low flush WC. There is a wood grain effect floor, tiling to all splashback areas, a wall mounted electric shaver point, extractor fan and inset spotlighting to the ceiling.



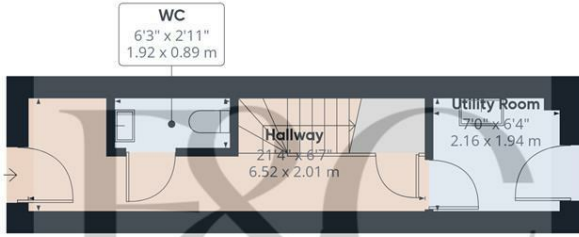
### **Outside**

To the front of the property a driveway provides off-road parking and leads to a single garage with up and over door, light and power. To the rear there is an enclosed garden which is mainly gravelled for low maintenance.

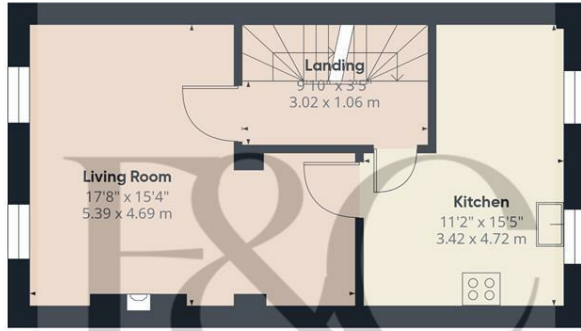
### **Garage**

16'4" x 8'3" (4.98 x 2.54)

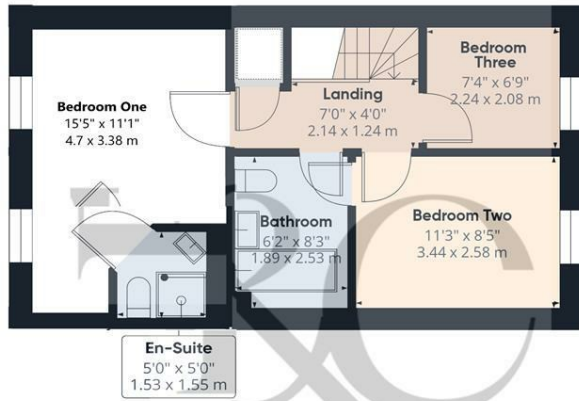
### **Council Tax Band C**



Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
853 ft<sup>2</sup>  
79.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>76</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	

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24 Auriga Court  
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Council Tax Band: C  
Tenure: Freehold

