

3 Bed House - Townhouse

Offers over £210,000

 Auriga Court, Chester Green, Derby, DE1 3RH



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Nestled within a quiet cul-de-sac in the heart of Derby City Centre, this stunning three-bedroom townhouse of 101 square metres offers the perfect blend of modern living and convenience. Spanning three thoughtfully designed floors, this property is ideal for families or professionals seeking a stylish and spacious home.

Upon entering, you are greeted by an inviting entrance hall that leads to a ground-floor WC and a practical utility room.

The first floor showcases a fantastic open-plan living area that is light and airy throughout. The lounge and dining area seamlessly flow into the breakfast kitchen, which is designed for modern living and entertaining.

The second floor comprises the property's sleeping quarters, including a generous master bedroom featuring fitted wardrobes and an en-suite shower room. Two further bedrooms and a contemporary family bathroom complete this level, offering ample space and versatility.

Externally, the property boasts a driveway leading to a garage with a personal door that provides convenient access to the rear garden. The landscaped garden has been thoughtfully designed with an alfresco dining area and a well-maintained lawn, making it perfect for outdoor relaxation and entertaining.

With its superb location, excellent transport links, and close proximity to local amenities, this modern townhouse is a must-see for anyone looking to enjoy city living in style and comfort.

The property is sold freehold. Council tax band C. Energy rating C

Reception Hall

Access via the double glazed front entrance door having stairs leading to the first floor and doors leading to.

Guests Cloakroom / Wc



Comprising a close coupled WC and wash hand basin.

Utility Room 7'1" x 6'5" (2.16m x 1.96m)

Comprising a base units incorporating work surface having space for automatic washing machine the gas central heating glow worm boiler is also located in the utility room and double glazed door leading to the rear garden.

First Floor Landing

Having stairs leading to the second floor and doors leading to.

Lounge / Dining Room 16'9" x 15'5" (5.11m x 4.70m)



Having feature fireplace radiator and double glazed windows to the front elevations.



Dining Kitchen 15'5" x 11'4" (4.70m x 3.45m)



Comprising a comprehensive range of wall and base units incorporating rolled edge work surfaces with an inset sink the kitchen also benefits from a range of integral appliances such as fridge freezer integral oven and an inset hob radiator and double glazed windows to the rear elevation.



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Landing

Having doors leading to:

Principal Bedroom 13'5" x 11'1"
(4.09m x 3.38m)



Having fitted wardrobes radiator and double glazed windows to the front elevations door leading to the en suite.



Shower Room En-Suite 5'3" x 4'11"
(1.60m x 1.50m)



Comprising a shower enclosure pedestal wash hand basin and close coupled WC splashback tiling to the walls and a radiator.

Bedroom Two 11'6" x 8'4"
(3.51m x 2.54m)



Having a radiator and a double glazed window to the rear elevation.



Bedroom Three 7'4" x 6'9"
(2.24m x 2.06m)



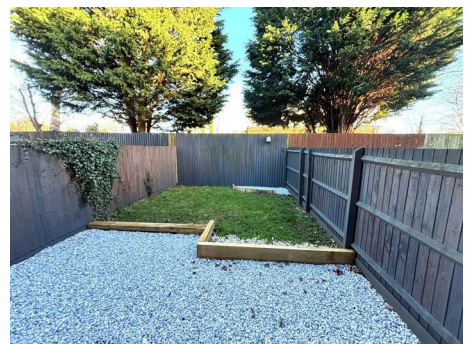
Having a radiator and a double glazed window to the rear elevation.

Main Bathroom 8'5" x 6'2"
(2.57m x 1.88m)



Comprising a panel bath with mixer tap having shower attachment vanity wash hand basin and a concealed system WC heated towel rail and splashback tiling to the walls.

Outside



The property is approached by a driveway leading to the garage with personal door

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leading into the rear garden the rear garden
has been landscaped to provide a patio
area being laid to lawn.

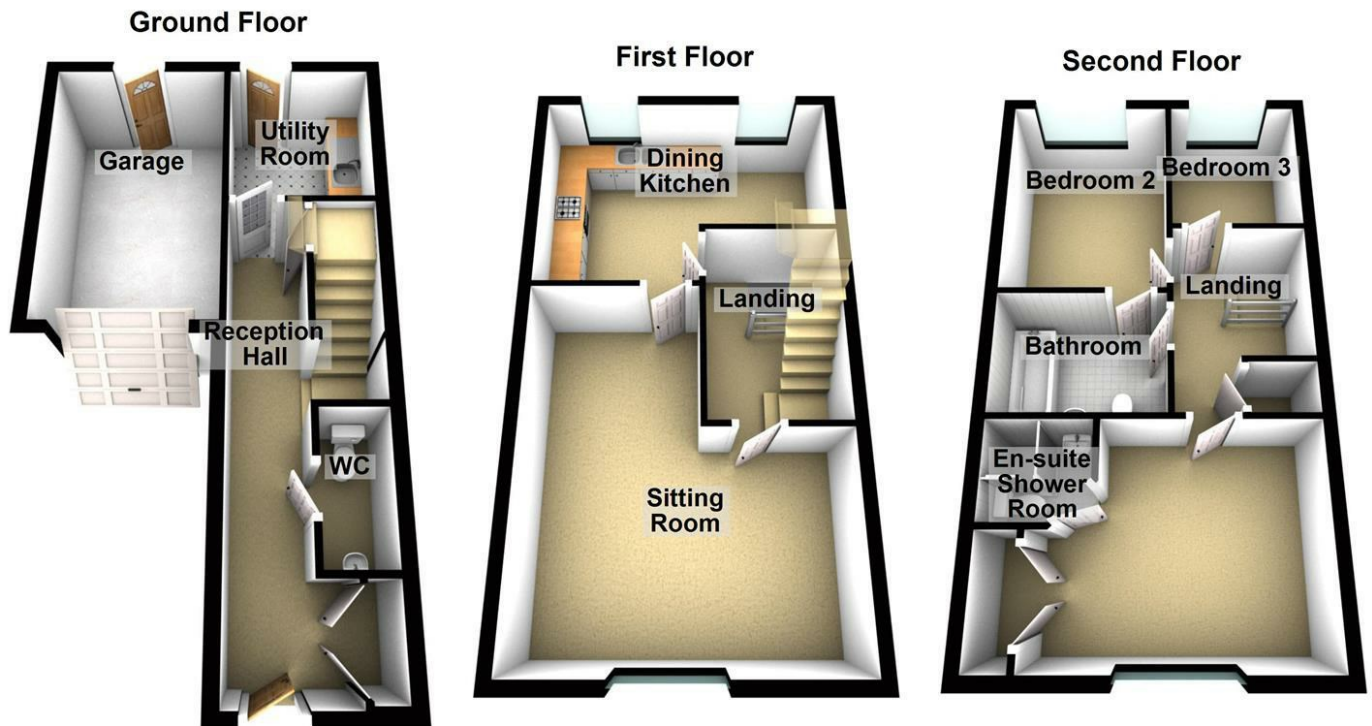
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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