Fletcher & Company

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

Asking Price £210,000

Freehold



- 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

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.

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.



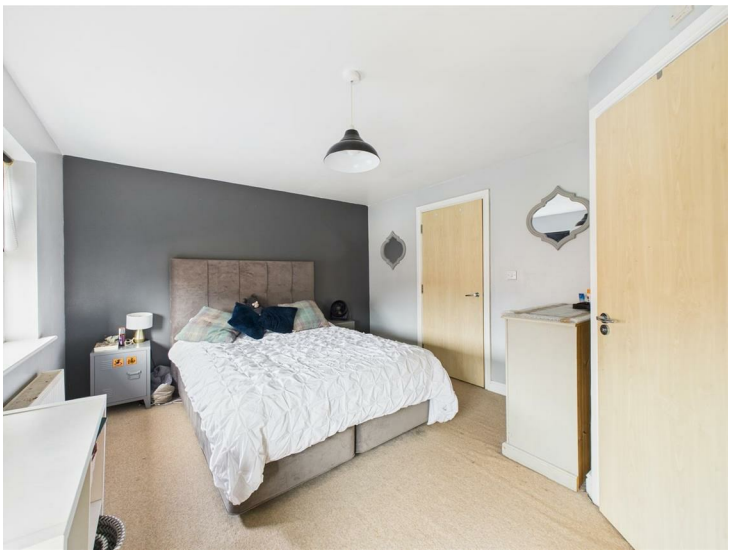
Dining Kitchen
15'5" x 11'2" (4.72 x 3.42)
Comprehensively fitted with a range of light Beech effect base cupboards, drawers and eye level units with complementary roll top work surface over incorporating a stainless steel sink drainer unit with mixer tap. Integrated appliances include an electric oven, 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.

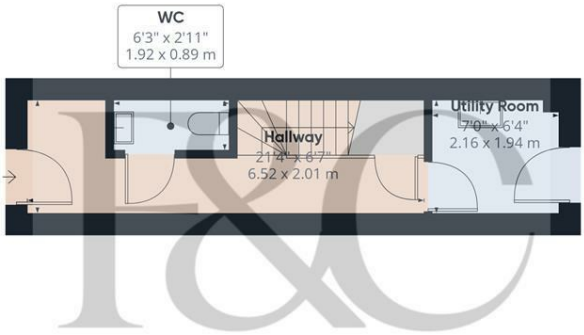
Jack & Jill Bathroom
8'3" x 6'2" (2.53 x 1.89)
Accessed from both the landing and bedroom two and having a three piece white suite comprising a panelled bath with handheld shower attachment over, a vanity wash handbasin with useful cupboards beneath and a roll top work surface and a low flush WC. There 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.



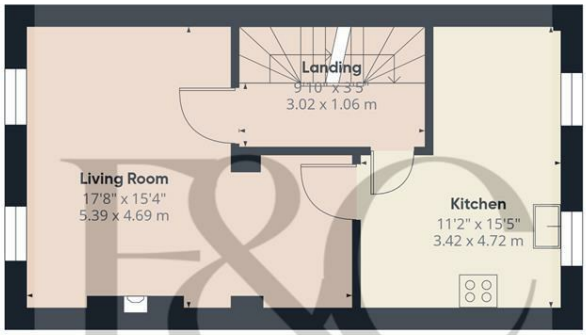
Outside
To the front of the property a driveway provides off-road parking and leads to a single garage with up and over door, light and power. To the rear there is an enclosed garden which is mainly gravelled for low maintenance.

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

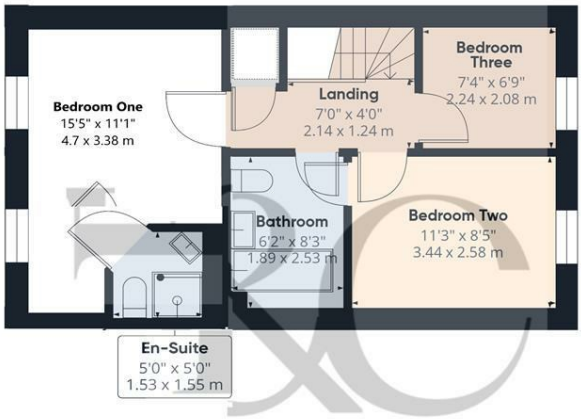
Council Tax Band C



Floor 0



Floor 1



Floor 2

Approximate total area(1)

853 ft²

79.2 m²

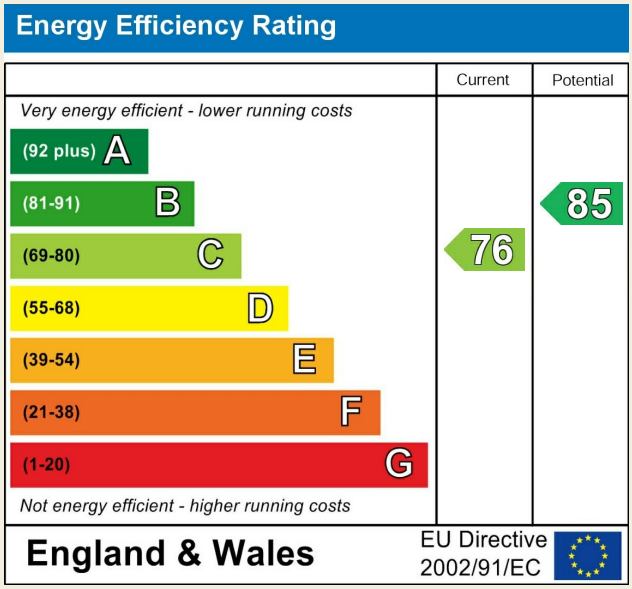
(1) Excluding balconies and terraces

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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Council Tax Band: C
Tenure: Freehold