



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

£210,000



A deceptively spacious three bedroom, three storey townhouse with spacious living accommodation located in this popular location close to the city centre.



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DIRECTIONS

Leaving the city centre on Mansfield Road with Chester Green park to the left, turn right onto Roman Road just prior to the Coach and Horses public house, Auriga Court will be found a short distance on the left and the property on the right. Viewers are advised to observe local parking restrictions and to park in the free time-restricted bays on Mansfield Road.

The spacious accommodation set across three floors which incorporates both gas central heating and double glazing comprises, a deep entrance hallway with cloaks and understairs store cupboards, cloakroom WC and utility room, to the first floor the main living accommodation can be found comprising two large inter-connected 'L' shaped rooms of a dining kitchen and living dining room. To the second floor there are three well-proportioned bedrooms, two with fitted wardrobes, the principal with en suite, finally a main bathroom with inter-connecting door into bedroom two.

Externally the property has a private front driveway leading to a covered carport and deep integral garage with personal rear door. The rear garden is enclosed by fencing with patio and lawn.

Chester Green is a popular residential location having useful local conveniences including a grocery store, public houses and pleasant riverside walks connecting to the nearby Darley Abbey and city centre.

The property is offered for sale with no upward chain.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

A deep hallway with main front door, inset floor mat, cloaks cupboard suitable for coats and shoes, stairs to first floor with additional understairs store cupboard, side window, central heating radiator.

CLOAKROOM WC

Appointed with a low level WC and wash basin, inset spotlights, extractor fan and radiator.

UTILITY ROOM

7'2" x 6'5" (2.18m x 1.96m)

Appointed with a base storage unit and laminate work surface, stainless steel sink and drainer, plumbing and space for a washing machine and additional laundry appliance, vinyl floor covering, door to the garden, wall mounted modern Worcester boiler, extractor fan and radiator.

FIRST FLOOR

LANDING

With access into the kitchen and lounge, stairs continue to the second floor, radiator.

KITCHEN

15'6" x 11'4" (4.72m x 3.45m)

A generous 'L' shaped dining kitchen having a range of fitted wall and base units with matching cupboard and drawer fronts, laminate works surfaces and matching splashback, stainless steel sink and drainer, electric oven, gas hob and extractor fan over, integrated dishwasher and fridge freezer, ample space for a dining table and chairs, vinyl floor covering, inset ceiling spotlights, two rear facing double > glazed windows, radiator.

LOUNGE

17'7" x 15'6" (5.36m x 4.72m)

A further generous living space also being 'L' shaped with plentiful space for living and

dining furniture also with potential for a study area, feature fireplace and hearth, two front facing double glazed windows, media connections and two central heating radiators.

SECOND FLOOR

LANDING

With airing cupboard housing the hot water cylinder, loft access, radiator.

BEDROOM ONE

15'6" to rear of fitted wardrobes x 11'2"

(4.72m to rear of fitted wardrobes x 3.40m)

A spacious principal bedroom area with ample space for all bedroom furniture, fitted wardrobes, two front facing double glaze windows and central heating radiator.

EN-SUITE

5'2" x 5' (1.57m x 1.52m)

Appointed with a three-piece suite comprising a corner shower cubicle with bi-folding screen



door and main chrome shower, corner wash handbasin with tile brush back and low-level WC, vinyl floor covering, inset ceiling spotlights, extractor fan and radiator.

BEDROOM TWO

11'4" x 8'5" (3.45m x 2.57m)

A generous second double bedroom also having fitted wardrobes and better benefiting from private access into the main bathroom, rear facing double glaze window and radiator.

BATHROOM

8'4" x 6'3" (2.54m x 1.91m)

A spacious bathroom appointed with a white three-piece suite comprising a deep panelled bath with a chrome shower attachment and tiled walls, a wash basin and WC are neatly concealed within a vanity unit, vinyl floor covering, inset ceiling spotlights, extractor fan and a towel radiator.

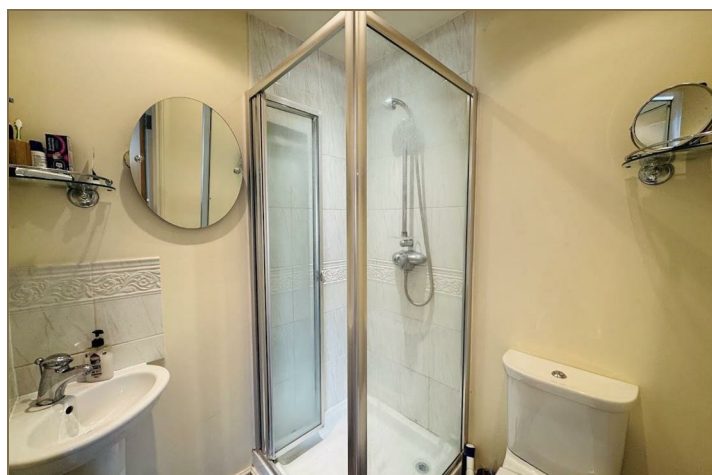
BEDROOM THREE

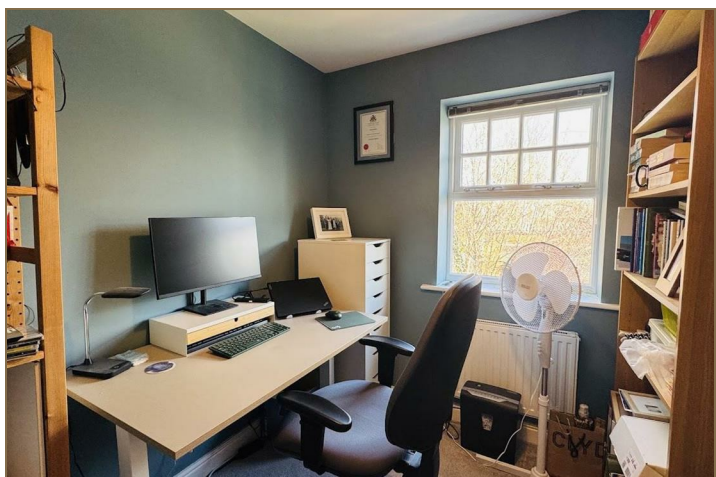
7'5" x 6'10" (2.26m x 2.08m)

A perfect single bedroom or home office having a rear facing double glazed window and radiator.

OUTSIDE

Externally the property has a private front driveway leading to a covered carport and deep integral garage with personal rear door. The rear garden is enclosed by fencing with patio and lawn.

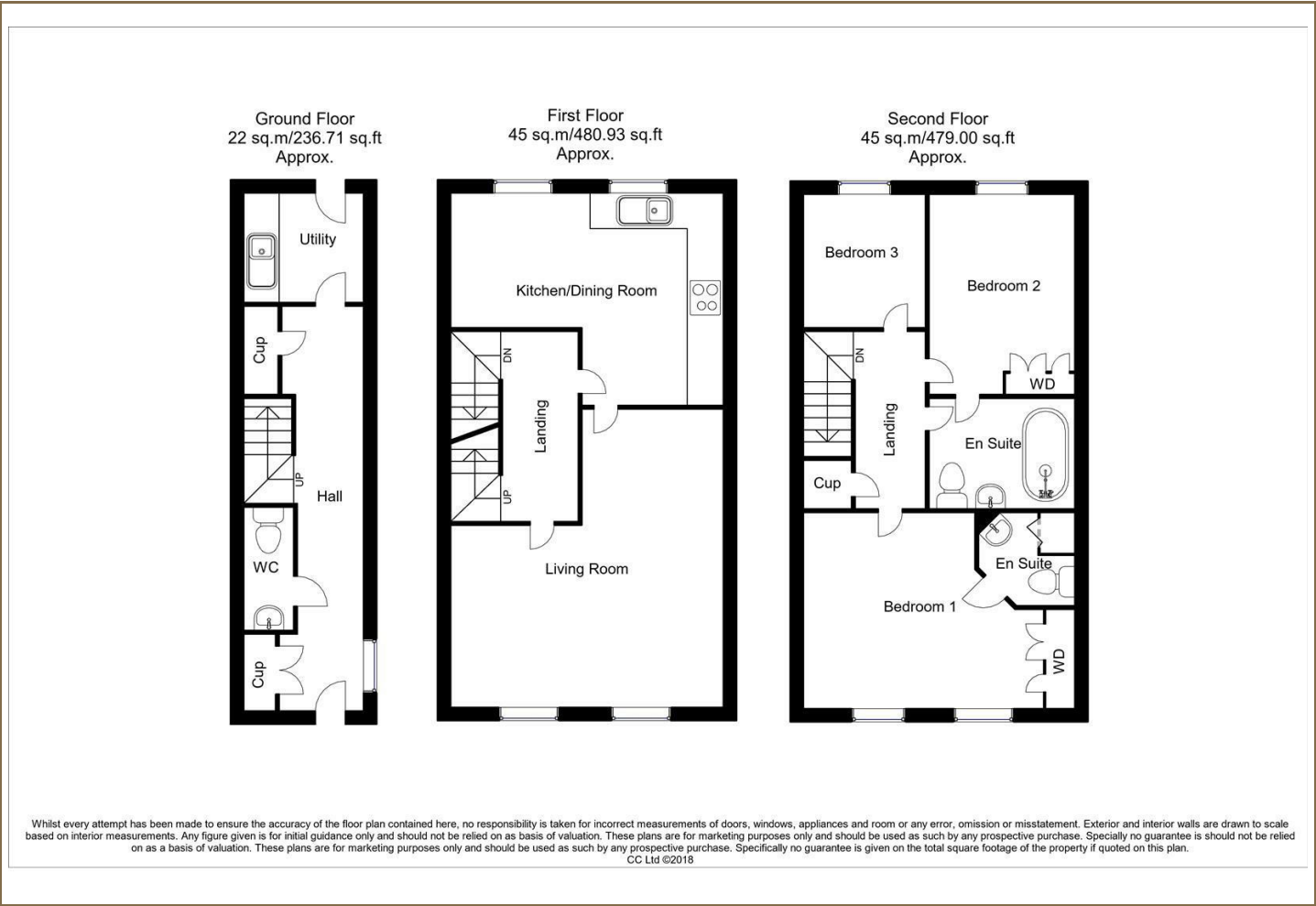




Road Map



Floor Plan

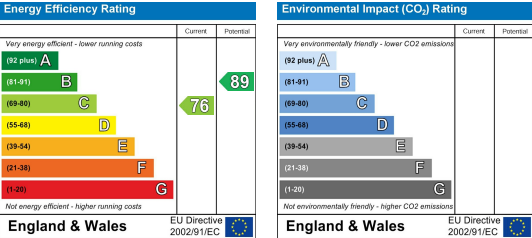


Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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