



Alferton Road  
Chester Green

Offers Over £250,000



# Alfreton Road

## Chester Green

This home has plenty of space for the family and offers versatile living, has four great sized bedrooms with an en-suite to the master and is situated close to local amenities and within easy reach of the town centre.

On entering the property the hallway leads to the beautiful modern kitchen which has been recently renovated and includes quartz worktops and slate flooring. There is an integrated oven and hob and space for a dishwasher, washing machine and fridge freezer. The lounge diner is a great space with fantastic bi-fold doors out onto the back garden. There is also a WC on the ground floor. Apart from the slate flooring in the kitchen, the ground floor is all engineered oak flooring. Heading up to the first floor, the second bedroom is currently being used as another sitting room but is a fantastic size and sits to the back of the property. Bedroom four is also on the first floor which is currently used as a study. This too is a good sized bedroom and the boiler is housed in a cupboard in this bedroom which is newly installed and has 8 years warranty remaining. The main bathroom which is fitted with natural limestone tiling and splashbacks, comprises of a bath with shower over, sink and WC.

The master bedroom is situated on the top floor, this is a fantastic sized bedroom, with built in wardrobes and an en-suite that comprises of a shower, sink and a WC. Bedroom three is also situated on the top floor, this room is a great sized double bedroom. There is a storage cupboard also on this floor. Outside to the front of the property is a small amount of grass, and black iron railings. To the back of the property, the garden is a suntrap, with a porcelain tiled patio area and a fitted awning that comes over the seating area, there is an outside tap, outdoor plug sockets, all of which making it a fantastic entertainment area. There is a fantastic high standard self contained office which is fitted with electricity, usb sockets, internet, lighting and double glazing. The gate then leads out the back to the allocated parking and the single garage which is situated within a block of three garages.

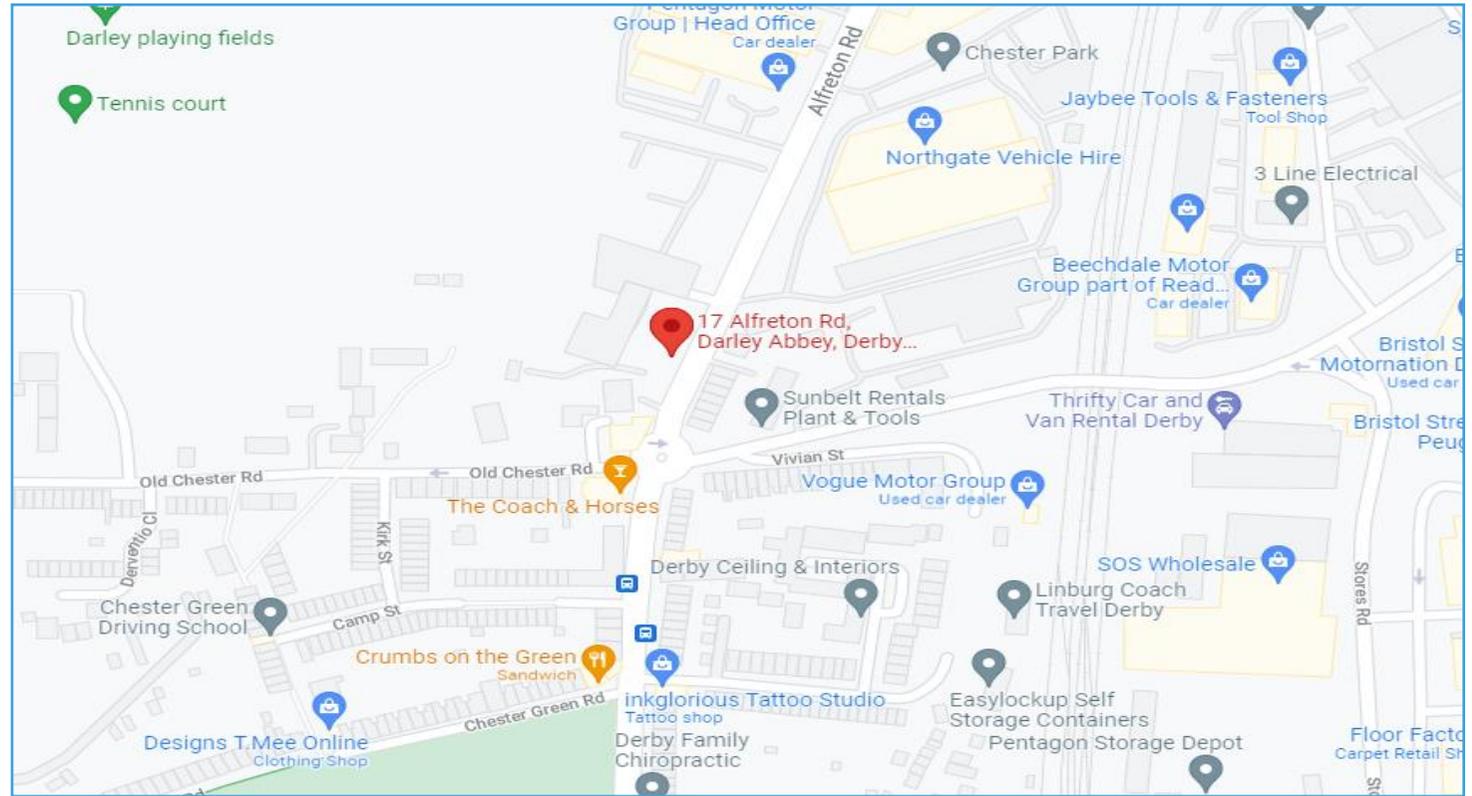
There is also parking available in the courtyard for multiple cars. There is a field close by which is accessed through a coded gate for the residents located in this area.

***Why you will love this home - With plenty of space, a separate self contained office, bi-fold doors onto the garden and updated modern kitchen this house makes a lovely home and must be viewed!***

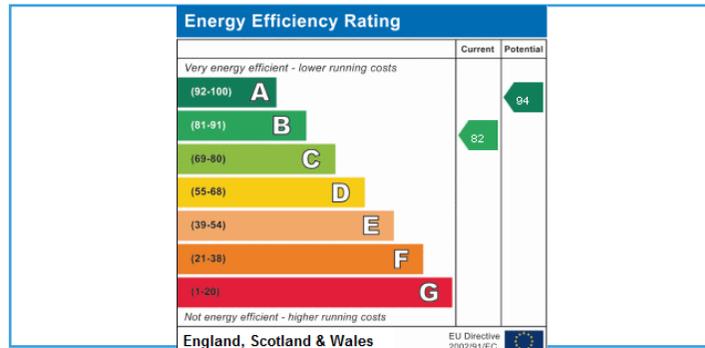


# Alfreton Road Chester Green

Chester Green, also known as Little Chester is situated just over half a mile from Derby City Centre and is on the banks of the River Derwent. The local primary school is Beaufort Community Primary School with the Da Vinci Academy in the neighbouring village of Oakwood. The local shops and amenities in the vicinity of the property include local newsagents as well as takeaway restaurants. It is a popular location and ideal for commuters with easy access to the A38 north and southbound, A52 leading to the M1, the City Centre and Derby Train Station.



## EPC Energy Performance Certificate



### Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors



### Help for sellers

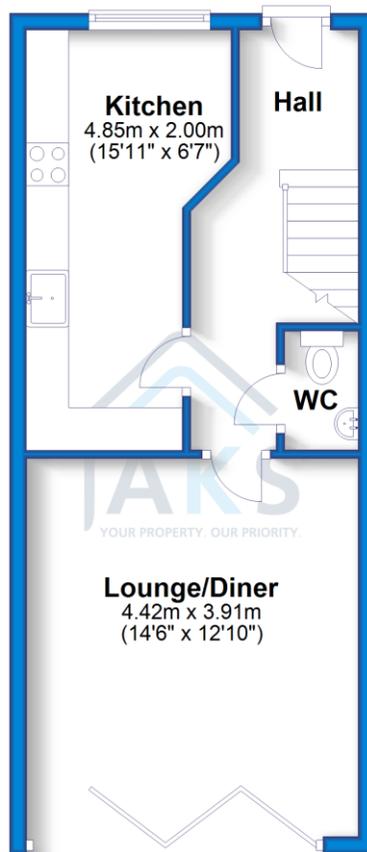
If you're thinking of selling, we'd love to help you.



# The Floor Plan

## Ground Floor

Approx. 36.9 sq. metres (397.1 sq. feet)



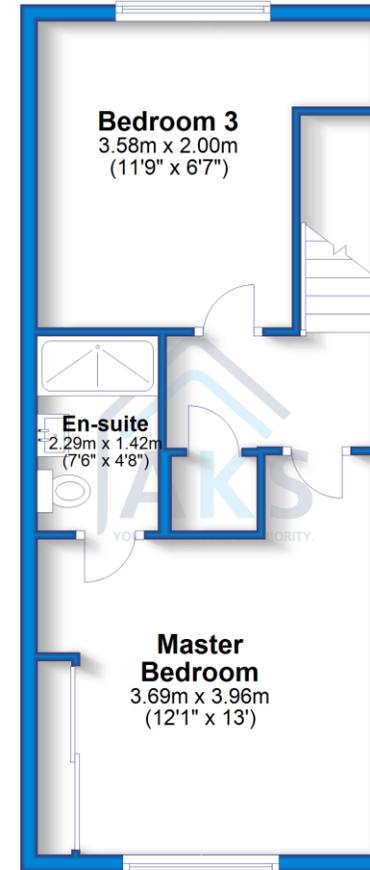
## First Floor

Approx. 35.4 sq. metres (381.5 sq. feet)



## Second Floor

Approx. 38.6 sq. metres (415.4 sq. feet)



Total area: approx. 110.9 sq. metres (1194.1 sq. feet)

Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

t: 01332 303030 e: [hello@aksresidential.com](mailto:hello@aksresidential.com) w: [www.aksresidential.com](http://www.aksresidential.com)

  @aksresidential

 The Property Ombudsman



Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.