



Erica Drive
South Normanton Alferton



Property Description

Hall and Benson are delighted to offer for sale this immaculately presented three bedroom detached home located in popular residential location with excellent road access links and being with in close proximity to local amenities.

The accommodation briefly comprising entrance hall, cloakroom, lounge with log burner, recently fitted modern kitchen and garden room. To the first floor there are three bedrooms and family bathroom.

Outside the home enjoys off road parking, garage and raised garden to the front and to the rear there is a fully enclosed rear garden with paved patio, lawn and borders.

Entrance Hall

The home is entered via front door to the hall, with laminate flooring, radiator window to the side elevation, stairs rising to the first floor and doors leading to-

Cloakroom

With window to the side elevation, laminate floor and radiator. Fitted with a low level WC, and wash hand basin with vanity cupboard.

Lounge

12' 9" x 11' 3" (3.89m x 3.43m)

With UPVC double glazed window to the front elevation, radiator, laminate flooring and log burner.

Kitchen

Recently fitted with an attractive modern kitchen incorporating a range of wall and base units, kitchen island, gas hob with electric oven and extractor fan, one and a half bowl sink drainer unit and tiled floor. There are two UPVC double glazed windows to the rear elevation and understairs storage cupboard.

Garden Room

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

With double UPVC doors to the rear elevation, laminate floor and storage with plumbing for white goods.

First Floor

Landing

With UPVC double glazed window to the side elevation loft hatch access and doors leading to-

Bedroom One

11' 9" x 10' 3" (3.58m x 3.12m)

With UPVC double glazed window to the front elevation and radiator.

Bedroom Two

10' 7" x 10' 9" (3.23m x 3.28m)

With UPVC double glazed window to the rear elevation and radiator.

Bedroom Three

9' 3" x 7' 4" (2.82m x 2.24m)

With UPVC double glazed window to the front elevation, radiator, laminate flooring and storage cupboard.

Bathroom

With UPVC double glazed window to the rear elevation, heated towel rail low level WC, wash hand basin with vanity cupboard and panelled bath with mains shower over.

Outside

The front of the home enjoys a driveway, garage and raised boarder.

To the rear of the property there is a fully enclosed rear garden with paved patio area, lawned garden, outside tap and light.









EPC Rating: D

Tenure: Freehold

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