

AH AMBER HOMES



14 Erica Drive, Alferton
Derbyshire, DE55 2ET

£159,950



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Amber Homes are delighted to offer this three bedroom semi-detached home located on Erica Drive, South Normanton. Living accommodation comprising of an open dining kitchen, living room, hallway, three well-proportioned bedrooms and family bathroom. Outside there is a lawned garden, paved patio area and off road parking.



Entrance Hallway

The hallway gives access to the living room and staircase rising to the first-floor landing. Having carpeted flooring, GCH radiator and UPVC external door with d/g glass panels to the front elevation.

Living Room

The living room occupies the front right portion of the ground floor. Having wood laminate flooring, GCH radiator, UPVC d/g window and feature fireplace housing a gas fire, extending to a TV stand.

Dining Kitchen

The dining kitchen occupies the rear portion of the ground floor. Fitted with a range of base, wall and drawer units with worksurfaces over and tiling to splashback. Having a freestanding cooker with hob and extractor over, stainless steel sink and drainer, plumbing and appliance space under counter. Wood laminate flooring extends out into the dining area further having GCH radiator, UPVC d/g windows to the rear elevation and door to the understairs storage cupboard.

Bedroom 1

Bedroom 1 occupies the rear right portion of the 1st-floor having carpeted flooring, fitted wardrobes, GCH radiator and UPVC d/g window to the rear elevation.

Bedroom 2

The second double bedroom occupies the front right portion of the 1st-floor having carpeted flooring, GCH radiator and UPVC d/g window to the front elevation.

Bedroom 3

Bedroom 3 occupies the front left portion of the 1st-floor having carpeted flooring, GCH radiator, UPVC d/g window to the front elevation and storage over the stairs.

Front Garden

To the front of the property there are split level lawend and paved patio areas with mature borders and a gated entrance to the adjoining walkway.

Rear Garden

To the left and rear of the property are split level paved and pebbled areas with steps leading to the driveway.

Parking

From Erica Drive, there is a paved driveway providing hardstanding vehicular parking.

Additional Property Information

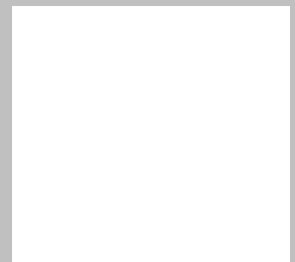
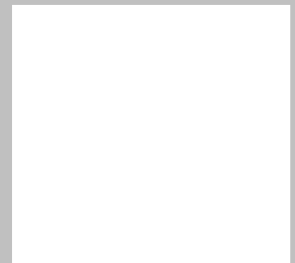
EPC - On Order

Disclaimer

These particulars, whilst we believe to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as

statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this company has tested any included equipment and can give no authority to make any representation or warranty in respect of the property.

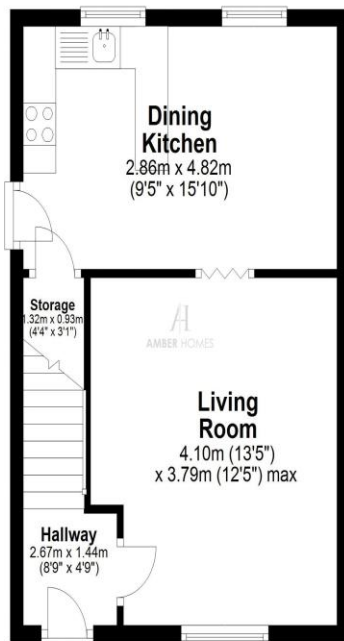




IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

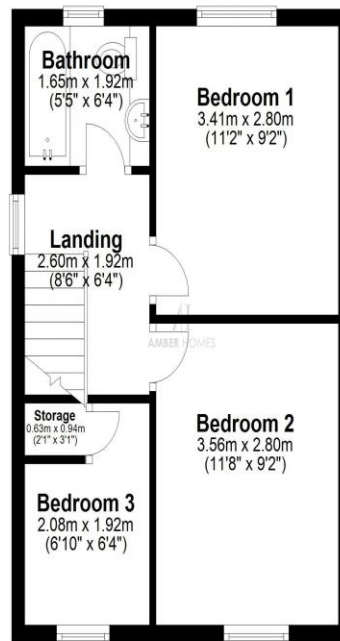
Ground Floor

Approx. 34.1 sq. metres (366.5 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.4 sq. feet)



Total area: approx. 68.5 sq. metres (737.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.