



DERBYSHIRE





**Amber Heights, Ripley, Derbyshire DE5 3SP**  
**£250,000 - Freehold**



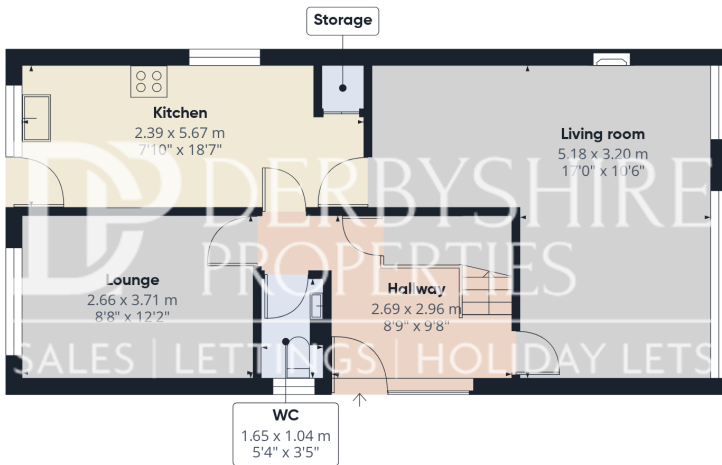
## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to introduce for sale this immaculately presented 2/3 bedroom detached Chalet home located in the highly regarded area of 'Amber heights'. The property briefly comprises of :- spacious side entrance hall, guest cloakroom, large L-shaped living room, kitchen and sitting room/3rd bedroom. To the first floor a landing provides access to 2 double bedrooms and modern shower room. Externally the property post a low maintenance landscaped rear garden, side driveway/garage and low maintenance frontage. We believe the property will ideally suit first time buyers, young families and even though looking to downsize. We recommend an early internal inspection to avoid disappointment of this highly sought after area.

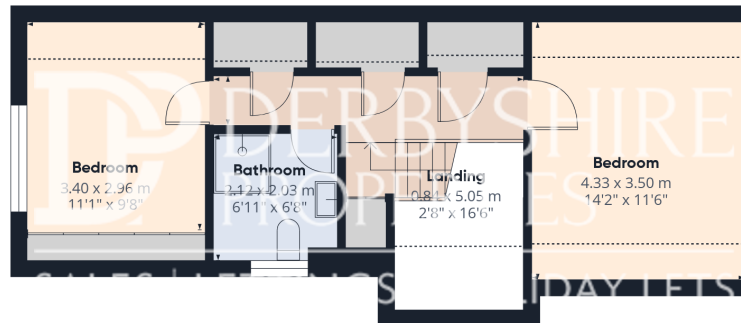
## POINTS OF INTEREST

- Detached Chalet Style House
- 2/3 Bedrooms
- Immaculately Presented Throughout
- Professionally Landscaped Gardens
- No Chain
- Driveway & Garage
- Highly Regarded Area
- View Absolutely Essential!

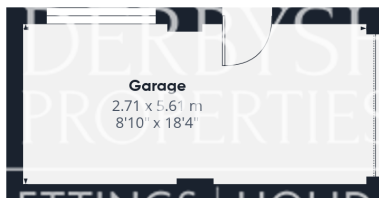




**Ground Floor** Building 1



**Floor 2** Building 1



**Ground Floor** Building 2

**Approximate total area<sup>(1)</sup>**

112.6 m<sup>2</sup>  
1212 ft<sup>2</sup>

**Reduced headroom**

5.7 m<sup>2</sup>  
61 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**