



The Croft  
South Normanton ALFRETON



# The Croft

## South Normanton ALFRETON DE55 2BU

for sale  
£200,000



### Property Description

Hall and Benson are delighted to offer for sale this well presented three bedroom extended end town house. Situated in the popular residential village of South Normanton the home is ideally situated having excellent road network links and being in close proximity to local amenities yet being within easy reach of Derbyshire and Nottinghamshire countryside.

The accommodation in brief- Hall, versatile open plan living area, Kitchen, Conservatory and Shower Room to the ground floor. The first floor has three bedrooms and a family bathroom.

Outside the home has ample off road parking and a fully enclosed low maintenance rear garden

Internal viewing essential to fully appreciate the accommodation on offer- NO UPWARD CHAIN!!!

### Entrance Hall

The home is entered via UPVC front door to the Hall, which has a UPVC window to the front elevation.

### Open Plan Lounge Diner

21' 1" Max x 19' 8" Max ( 6.43m Max x 5.99m Max )

The versatile open plan room has UPVC double glazed windows to the front side and rear of the room and has two sets of French doors to the rear garden With an engineered Oak effect floor and two gas central heating radiators and a modern vertical radiator. .

### Kitchen

22' 4" x 9' 1" ( 6.81m x 2.77m )

This well appointed kitchen is fitted with a matching range of wall and base units with complimentary roll top work surfaces incorporating a sink drainer unit with mixer tap over, gas hob with electric fan assisted oven and extractor fan over, plumbing for an automatic washing machine and space for white goods. a UPVC double glazed window to the front elevation and laminate flooring.

### Conservatory

With a UPVC double glazed window to the rear elevation and a UPVC door to the rear elevation a gas central heating radiator and a tiled floor.

### Shower Room

Fitted with a white three piece suite incorporating a shower cubicle with mains shower over, a pedestal wash hand basin and a low level WC. A UPVC double glazed window to the rear elevation and a tiled floor.

### Landing

With a storage cupboard, loft hatch access and doors leading to-

### Bedroom One

11' 1" x 10' 4" ( 3.38m x 3.15m )

With a UPVC double glazed window to the

front elevation a gas central heating radiator and a built in double wardrobe.

## Bedroom Two

12' 2" x 10' 7" ( 3.71m x 3.23m )

With a UPVC double glazed window to the rear elevation and a gas central heating radiator.

## Bedroom Three

11' 11" x 6' ( 3.63m x 1.83m )

with a UPVC double glazed window to the front elevation and a gas central heating radiator.

## Family Bathroom

Fitted with a white three piece suite comprising of paneled P shaped bath with a mains shower over, vanity cupboard with a low level WC and a pedestal wash hand basin. There are two UPVC double glazed windows to the rear elevation and a vertical gas central heating radiator.

## Outside

The front of the home has a block paved driveway providing off road parking for several vehicles.

The rear boasts a fully enclosed garden, with artificial lawn, composite decking, a metal shed and an outside tap.













**EPC Rating: C**

Tenure: Freehold

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