



Honey Croft Court
South Normanton Alfreton



Property Description

Hall and Benson are delighted to offer this beautifully presented two bedroom semi-detached home located in the ever popular location of Honeycroft Court. Being within easy reach of local amenities and having excellent road network links the well presented accommodation briefly comprises; Entrance hall, lounge with stairs rising to the first floor and kitchen. To the first floor there is a landing, two double bedrooms and family bathroom. Outside the home has a pleasant low maintenance front garden with driveway leading down to the side of the property and gated access to the rear garden. The rear garden is fully enclosed with paved patio area, decked seating area and lawn with well stocked garden borders.

Hall

The home is entered by a front entrance door into the hallway, with a window to the side elevation and door leading to;

Lounge

With a UPVC double glazed window to the front elevation, carpet flooring, gas central heating radiator, ceiling light, feature fireplace with gas fire inset and under stairs storage cupboard.

Kitchen

Fitted with a matching range of wall and base units incorporating a gas hob with electric fan

assisted oven and extractor hood over. There is a sink drainer unit with mixer tap over and space for white goods, sliding patio doors to the rear garden, gas central heating radiator and ceiling light.

First Floor

Landing

With loft hatch access and doors leading to;

Bedroom One

With a UPVC double glazed window to the rear elevation, carpeted flooring, gas central heating radiator and ceiling light.

Bedroom Two

With a UPVC double glazed window to the front elevation carpeted flooring, gas central heating radiator and ceiling light.

Bathroom

Fitted with a white three-piece suite comprising of panelled bath with electric shower over, low level W/C, pedestal wash hand basin, heated towel rail, ceiling light and UPVC double glazed window to the side elevation.

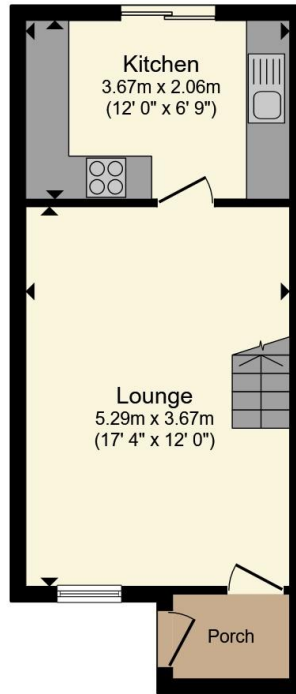
Outside

The front of the home has a low maintenance gravelled fore garden and driveway providing off-road parking for two vehicles and paved path leading to the front door. The fully enclosed rear garden has gated side access to the front driveway. There is a lawn garden with well established borders, decked seating area and paved patio area.

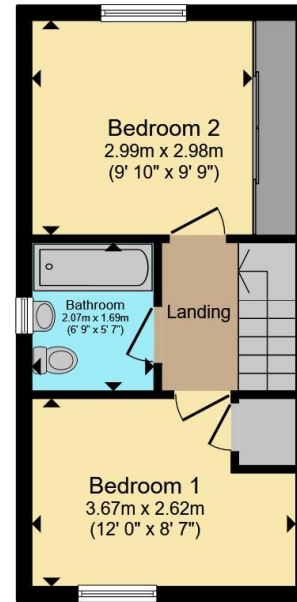








Ground Floor



First Floor

Total floor area 59.9 m² (645 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Hall & Benson on

T 01773 521771
E alfreton@hallandbenson.co.uk

22A High Street
 ALFRETON DE55 7BN

EPC Rating: Council Tax
 Awaited Band: A

view this property online hallandbenson.co.uk/Property/ALF103522

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALF103522 - 0003