



hall &  
benson

Saxelby Close  
Riddings Alfreton



## Property Description

A well-presented two-bedroom end-terraced offering modern accommodation throughout, ideal for first-time buyers, investors, or those looking to downsize. Situated within a popular residential development, the property benefits from allocated off-road parking, an enclosed rear garden, and a spacious lounge/dining room with French doors opening onto the garden.

The accommodation briefly comprises an entrance hall, fitted kitchen, and generous lounge/dining room to the ground floor. To the first floor are two bedrooms and a family bathroom. Externally, the property enjoys allocated parking to the front and a private enclosed rear garden, providing space for outdoor entertaining and relaxation.

Conveniently positioned for local amenities, schools, and transport links, this attractive home offers comfortable living in a sought-after location.

## Entrance Hall

Entered via a front-facing entrance door, with staircase rising to the first-floor accommodation and access to the kitchen and lounge/diner. Gas central heating radiator.

## Kitchen

Fitted with a range of wall and base units incorporating work surfaces over, inset sink and drainer, space for appliances, and a

front-facing window allowing for plenty of natural light. Integrated oven and hob with extractor hood over. Gas central heating radiator.

## Lounge/ Diner

A spacious reception room providing ample space for both living and dining furniture. French doors open directly onto the rear garden, creating an ideal space for entertaining and everyday family living. Useful under-stairs storage cupboard, ceiling light and gas central heating radiator.

## Landing

Providing access to both bedrooms and the family bathroom, with loft access and built-in storage.

## Bedroom One

With two windows to the front elevation, fitted wardrobes providing hanging space, gas central heating radiator and ceiling light.

## Bedroom Two

With window to the rear elevation, ceiling light and gas central heating radiator. Small fitted single wardrobe.

## Bathroom

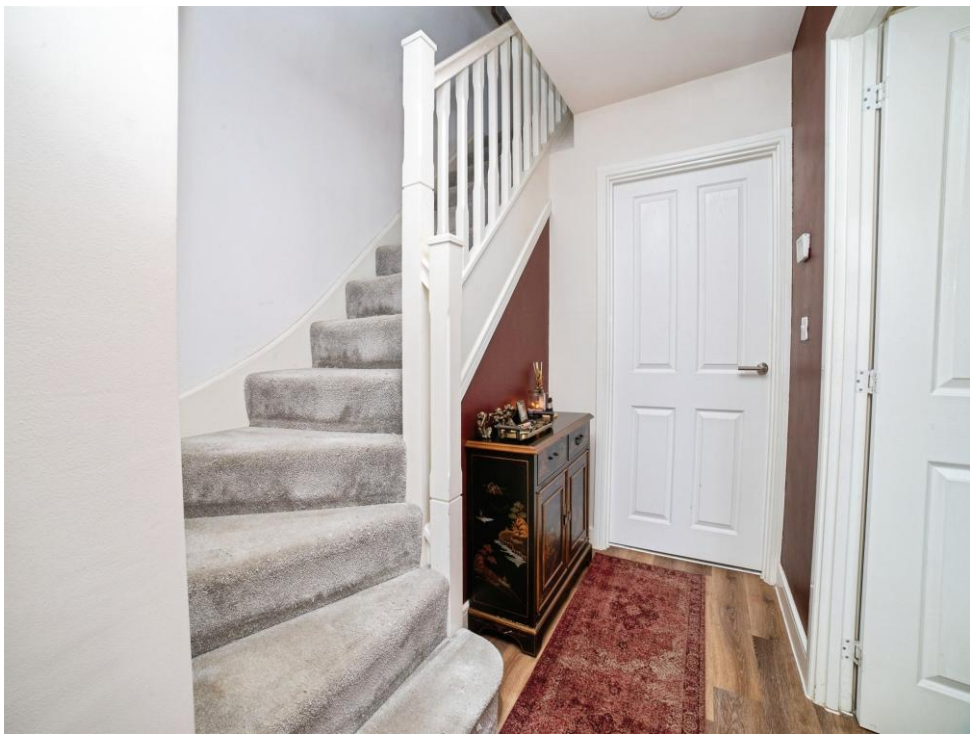
Three-piece suite comprising of paneled bath

with shower over, wash hand basin, and low-level WC. Obscured window to the rear elevation.

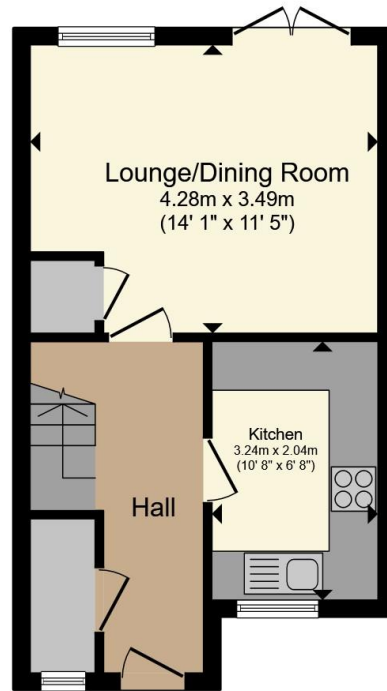
## Outside

There is allocated off-road parking situated directly to the front of the property with a pathway leading to the entrance door. To the rear of the home is an enclosed rear garden mainly laid to lawn and bordered by timber fencing, providing a private outdoor space ideal for relaxing, entertaining, or gardening. Direct access is provided from the lounge via French doors.

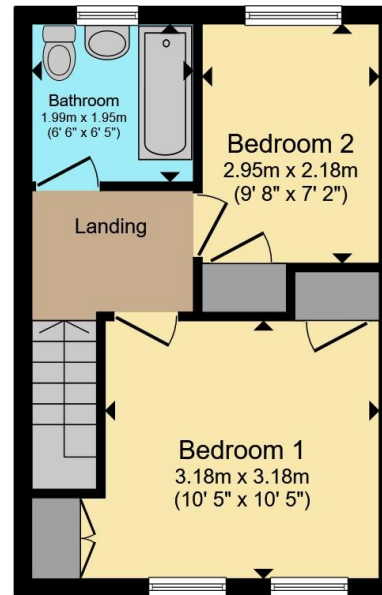








**Ground Floor**



**First Floor**

Total floor area 60.2 m<sup>2</sup> (648 sq.ft.) approx

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EPC Rating: B    Council Tax  
 Band: A

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Tenure: Freehold



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