



The Croft
South Normanton Alfreton



Property Description

Situated within a well-established residential location, this attractive two bedroom semi-detached home offers well-proportioned accommodation that will appeal to first-time buyers, families and those seeking flexible living space.

The property has a driveway providing off-road parking and mature front gardens creating an attractive first impression. Internally, the accommodation is arranged over two floors and comprises an entrance hall, spacious lounge, fitted kitchen, useful ground-floor WC and a bright conservatory overlooking the rear garden.

To the first floor are two well-sized bedrooms and a shower room fitted with a modern suite.

Externally, the property truly excels with a delightful enclosed rear garden featuring a lawn, paved seating areas, established borders and a greenhouse, providing an ideal environment for outdoor entertaining, gardening enthusiasts or family enjoyment.

Conveniently located for local schools, shops, parks and everyday amenities, the property also enjoys excellent road and rail links, making it ideal for commuters travelling throughout Derbyshire and beyond.

Early viewing is highly recommended.

Entrance Hall

Welcoming entrance hall providing access to the principal ground-floor accommodation, with staircase rising to the first floor.

Lounge

With a UPVC double glazed window to the front elevation, gas central heating radiator and ceiling light. Door leading to;

Kitchen

Fitted with a range of wall and base units with work surfaces over incorporating a sink drainer unit. Space for cooker and extractor hood over. Standing space for fridge freezer and space for dining table. French style doors leading to the conservatory and door leading to;

W/C

Conveniently fitted with a low-level WC and wash hand basin. Window to the side elevation

Conservatory

Wood style and leading to the rear garden.

First Floor

Landing

With doors leading to;

Bedroom One

With window to the front elevation, gas central heating radiator, ceiling light and storage

cupboard. wardrobe.

Bedroom Two

With window to the rear elevation, radiator and ceiling light.

Shower Room

A spacious and well-appointed shower room fitted with a modern three-piece suite comprising a large walk-in style shower enclosure with glazed screening, vanity wash hand basin with useful storage below, and low-level WC. The room is complemented by attractive tiled walls, fitted storage cupboards, recessed ceiling spotlights, window to the rear elevation and gas central heating radiator.

Outside

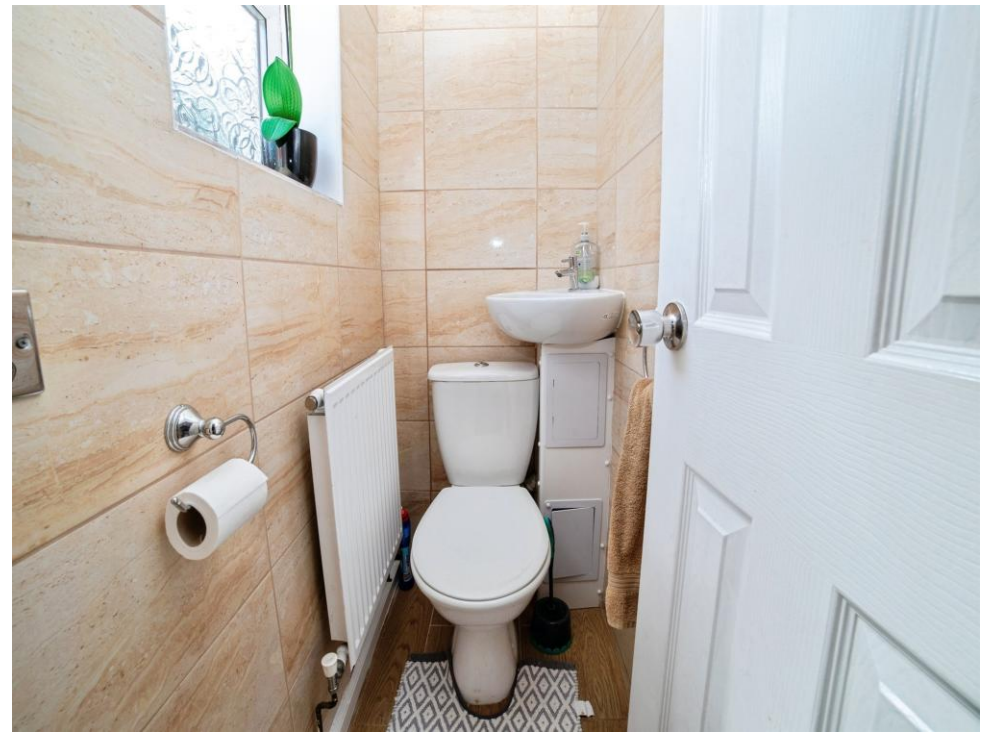
To the front of the home is a block-paved driveway providing off-road parking. A pathway leads to the main entrance, while the front garden features a variety of mature shrubs, established planting and low-maintenance borders, creating a welcoming first impression. Timber fencing and hedging help define the boundaries, enhancing both privacy and kerb appeal. Gated side access provides a convenient route to the rear garden. The rear garden is a particular feature of the property, offering a generous and well-maintained outdoor space ideal for families, keen gardeners and those who enjoy entertaining. Predominantly laid to lawn, the garden is complemented by paved patio areas providing excellent space for outdoor seating and dining.

Well-stocked raised flower beds and mature borders showcase a variety of established plants, shrubs and ornamental trees, creating

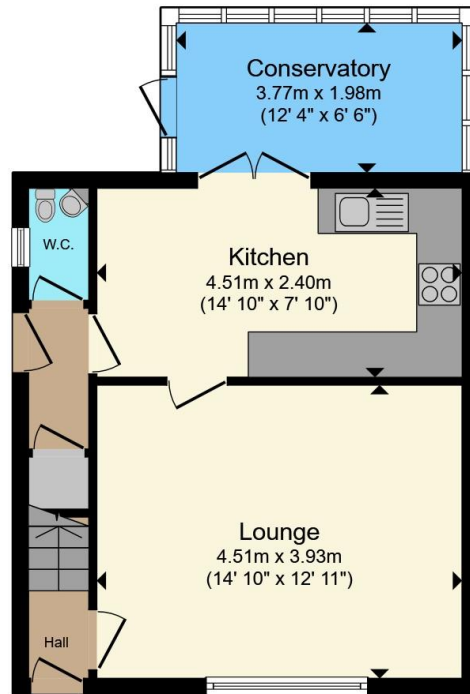
a colourful and attractive setting throughout the seasons. A greenhouse and timber garden shed provide useful storage and growing space for gardening enthusiasts.

The garden is enclosed by fencing to the boundaries, offering a good degree of privacy and a safe environment for children and pets, while enjoying a pleasant open feel and plenty of space to relax and enjoy the outdoors.

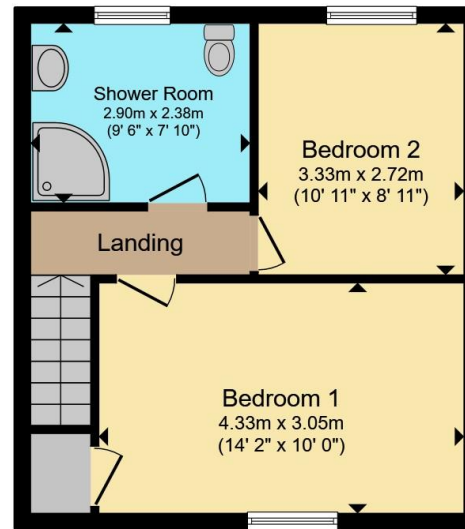








Ground Floor



First Floor

Total floor area 82.4 m² (886 sq.ft.) approx

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To view this property please contact Hall & Benson on

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22A High Street
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EPC Rating: D Council Tax
Band: A

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Tenure: Freehold



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