



Croft Close
Spondon DERBY

Croft Close Spondon DERBY DE21 7EF

for sale
£290,000



Property Description

Hall and Benson Estate Agents in Spondon are pleased to bring to market this beautifully well presented three bedroom detached property being sold on the ever popular Croft Close in Spondon.

Situated in a peaceful cul-de-sac in the highly sought-after suburb of Spondon, this beautifully presented three-bedroom detached property offers modern living, generous space, and fantastic access to local amenities, schools, and transport links.

In brief, this property comprises of entrance hallway, lounge, extended dining area, kitchen, three spacious bedrooms, family shower room and low maintenance rear garden with driveway to the front.

Perfect for families, professionals, or anyone looking for a well-maintained home in a quiet residential setting.

This property is a must see, so please call Hall & Benson Estate Agents today to arrange your viewing!

To The Front

To the front of the property is a driveway for multiple cars with a laid lawn area. Access to the property is via a composite front door.

Entrance Hallway

The property opens into a stylish and welcoming entrance hall, where patterned feature wallpaper and grey wood-effect flooring create an immediate sense of warmth and quality. The space flows naturally towards the stairs, which are carpeted in a soft grey, and internal doors lead through to both the lounge and a handy storage cupboard.

Lounge

The lounge is a spacious and beautifully presented room that extends the full length of the property, offering excellent space for relaxation and family time. A large front-facing window allows plenty of natural light to fill the room, while the tasteful décor and plush carpeting enhance its comfortable and inviting feel. The lounge flows seamlessly into the adjoining dining area, creating a cohesive open-plan layout.

Dining Area

Positioned between the lounge and the snug, the dining area offers a well-proportioned and attractive space that easily accommodates a family dining table. Its modern décor ties perfectly with the lounge, and the wood-effect flooring provides a practical yet stylish finish. From here, an open walkway leads directly into the snug, helping the ground floor to feel spacious and connected.

Snug / Garden Room

The snug is a bright and versatile room that benefits from a skylight and full-height patio doors opening onto the rear garden. The calming décor and natural light make this a perfect spot for reading, working from home, or relaxing. Its position just off the dining area allows it to function equally well as a playroom or secondary sitting space.

Kitchen

The kitchen has been thoughtfully upgraded to offer a modern and highly functional space. Sleek, handleless cabinetry is complemented by white quartz-style worktops and contemporary metro-tiled splashbacks, creating a clean and stylish look. A range of integrated appliances sits neatly within the design, and a tall vertical radiator adds a contemporary touch. A window overlooks the garden, and a rear door provides convenient access to the outside.

Bedroom One

Bedroom one is an elegant and spacious double bedroom featuring soft, neutral décor and carpeting that create a calm and restful atmosphere. A large window overlooks the front of the property, allowing the room to feel bright and airy, and the layout offers plenty of space for wardrobes and bedroom furniture.

Bedroom Two

Bedroom two is another well-proportioned double bedroom that currently showcases its generous size by accommodating both sleeping and workspace furniture. The rear-facing window provides a pleasant garden outlook, and the décor is modern and inviting, making the room ideal as a child's bedroom, guest room, or hybrid sleeping and study

space.

Bedroom Three

Bedroom three is a well-sized single room that works perfectly as a nursery, child's room, home office, or dressing room. A front-facing window brings in natural light, and the simple, fresh décor provides a versatile blank canvas for its next owner.

Shower Room

The shower room is a standout feature of the home, offering a beautifully modern finish throughout. Textured wall tiles create a stylish backdrop to the walk-in shower, which features a contemporary rainfall head and gold-effect fittings. A sleek vanity unit with an illuminated circular mirror adds further luxury, while the frosted window provides privacy and natural light. Herringbone-effect flooring completes the high-end look.

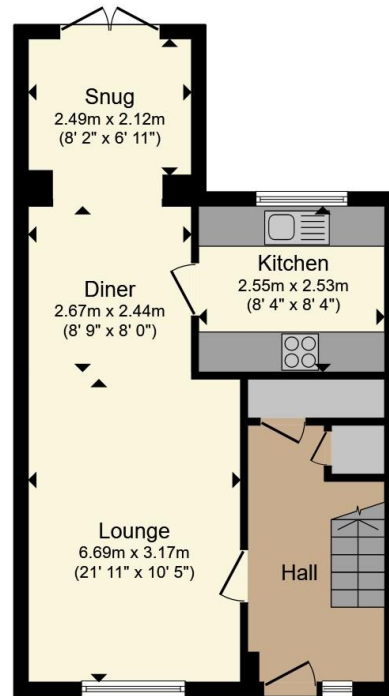
Exterior & Garden

Outside, the property benefits from a generous plot with excellent kerb appeal. The front offers a wide driveway with space for multiple vehicles as well as an area of lawn. To the side of the property you'll find a handy sheltered area. The rear garden has been fully landscaped for low maintenance, with artificial turf, a large patio seating area, and attractive decorative borders, creating a pleasant and private space for outdoor dining or entertaining. The detached garage provides useful storage or parking.

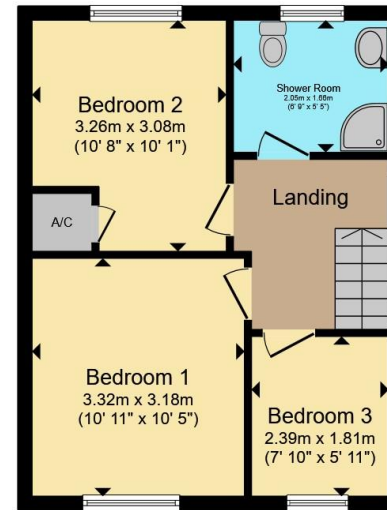








Ground Floor



First Floor

Total floor area 81.8 m² (880 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

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EPC Rating: D Council Tax
Band: C

view this property online hallandbenson.co.uk/Property/SPD102795

Tenure: Freehold



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Property Ref: SPD102795 - 0005