



11 Sycamore Avenue, Worksop, S80 4JU

Positioned in the much favoured location of Creswell is this spacious and well presented four bedroom detached family home. The property provides good access to all local amenities, good performing schools and access to the A57, M18 and M1 motorways. The property is finished to a high standard and an internal inspection is highly recommended to appreciate the standard of accommodation on offer. The property comprises of entrance hallway, lounge, dining area, conservatory, modern fitted kitchen, utility room downstairs WC/Cloaks, four bedrooms, with bedroom one having an ensuite and a family bathroom. Externally the property has a driveway leading to a garage and an enclosed low maintenance rear garden.

Price £280,000

11 Sycamore Avenue

Creswell, Worksop, S80 4JU



- POPULAR LOCATION
- VIEWING ADVISED
- FOUR BEDROOM FAMILY HOME
- ENCLOSED REAR GARDEN
- CONSERVATORY
- MODERN FITTED KITCHEN

FRONT ELEVATION

ENTRANCE HALLWAY

LOUNGE

14'1" x 10'4" (4.3 x 3.15)

DINING AREA

9'2" x 9'9" (2.8 x 2.99)

CONSERVATORY

11'1" x 10'4" (3.39 x 3.15)

MODERN FITTED KITCHEN

9'8" x 16'0" (2.97 x 4.88)

UTILITY ROOM

DOWNSTAIRS WC

BEDROOM ONE WITH EN SUITE

9'10" x 17'0" (3.0 x 5.2)

BEDROOM TWO

8'5" x 13'1" (2.59 x 4)

BEDROOM THREE

11'9" x 10'5" (3.59 x 3.2)

BEDROOM FOUR

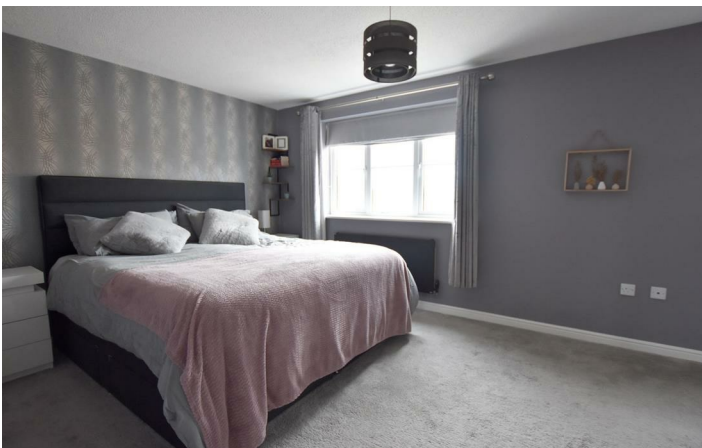
8'2" x 7'10" (2.5 x 2.4)

FAMILY BATHROOM

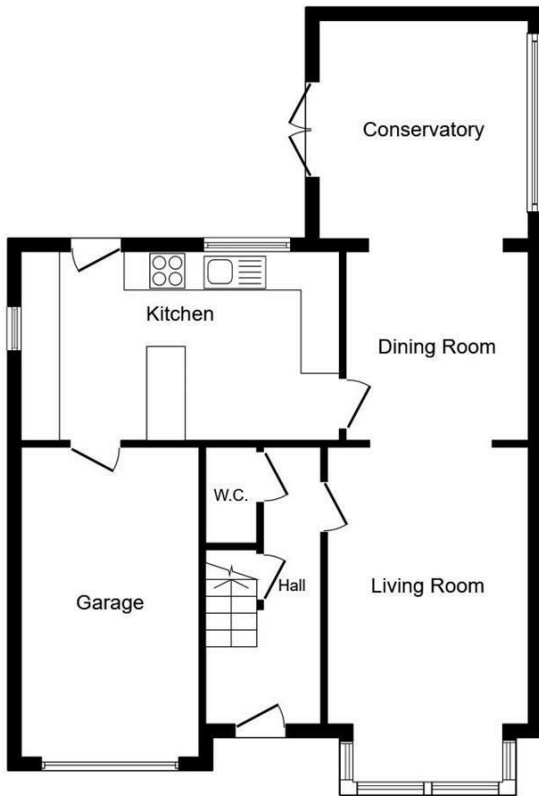
REAR ENCLOSED GARDEN



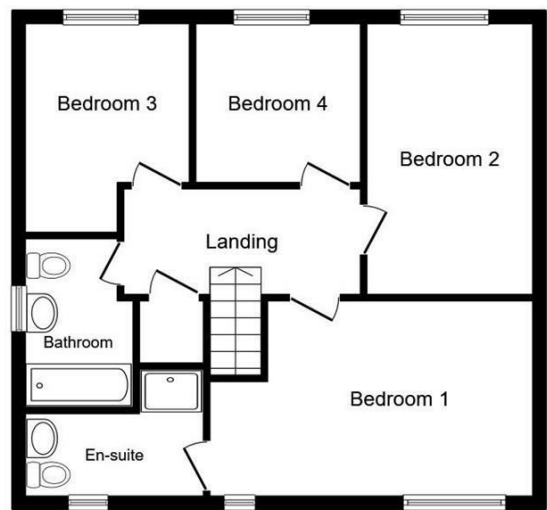
[Directions](#)



Floor Plan



Ground Floor



First Floor

Total floor area 132.2 sq.m. (1,423 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). Plan produced for Reed Rains. Powered by www.focalagent.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>
England & Wales	EU Directive 2002/91/EC		England & Wales