

BURGIN ATKINSON

& C O M P A N Y

Sell from
£995
upfront (inc VAT)
**Any Property
Any Price**



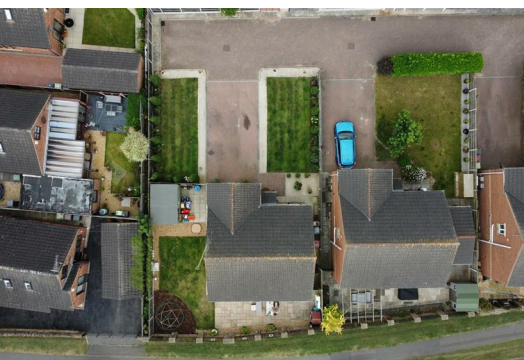
3 Elmton View

, Creswell, S80 4PG

£280,000



4 BED DETACHED FAMILY HOME - BEAUTIFULLY PRESENTED THROUGHOUT - TWO RECEPTION ROOMS - GROUND FLOOR W/C - MASTER BEDROOM WITH EN-SUITE - AMPLE OFF STREET PARKING - INTEGRAL GARAGE - IDEAL LOCATION ON A QUIET CUL-SE-SAC- FREEHOLD



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Description

This well presented, four bedroom detached home is situated on a quiet cul-de-sac in Creswell, Worksop. Creswell train station is just 0.5 miles from the property for those commuting.

The family home begins in the welcoming entrance hall which provides access to the modern kitchen with integral appliances, the light and airy dining room, the spacious yet cosy living room and the ground floor w/c.

To the first floor, you will find the master bedroom with a roomy en-suite, two double bedrooms, a good sized fourth bedroom and a unique three piece suite family bathroom with over head shower.

Externally, the home provides ample parking to the front of the property with a block paved driveway leading to the integral garage and lawned grass areas to either side. To the rear, you will find a large patio area and the rest of the garden is mostly laid to lawn making this space easily maintainable.

Viewings are advised for this property to appreciate the spacious yet homely feel the house has to offer.

Living Room 12'11" x 14'0" (3.96 x 4.29)

Kitchen 14'3" x 9'2" (4.36 x 2.80)

Dining Room 9'5" x 12'8" (2.89 x 3.88)

W/C 6'4" x 3'2" (1.94 x 0.98)

Master Bedroom 11'6" x 14'9" (3.53 x 4.50)

En-Suite 5'3" x 9'6" (1.61 x 2.91)

Bedroom Two 13'8" x 12'3" (4.17 x 3.75)

Bedroom Three 10'0" x 12'1" (3.06 x 3.70)

Bedroom Four 7'11" x 9'3" (2.43 x 2.82)

Bathroom 5'10" x 9'2" (1.79 x 2.80)

Garage 17'0" x 8'11" (5.20 x 2.73)

General Remarks & Stipulations

Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bolsover Council that this property is in Band D.

Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

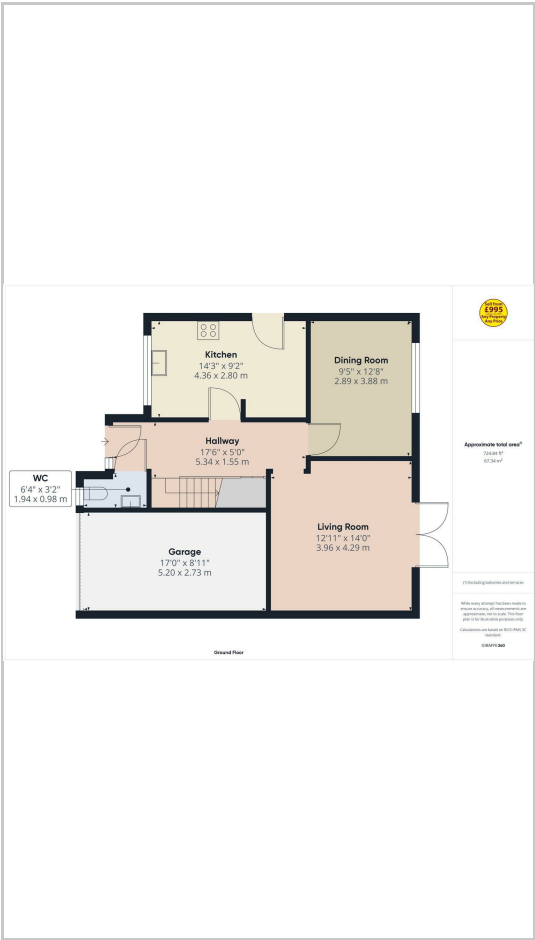
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

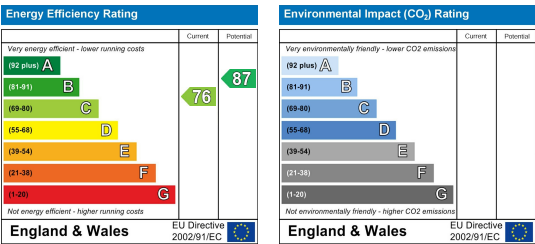
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.