



Guide Price £130,000 Freehold

52 MODEL VILLAGE | CRESWELL | WORKSOP | S80 4BW

**BuckleyBrown**  
ESTATE AGENTS



\*\*\* GUIDE PRICE £130,000 - £140,000 \*\*\*

NO CHAIN!...Offered for sale with no upward chain, this well-presented three-bedroom end of terrace home is ideally situated in the popular village of Creswell. The property enjoys a convenient location close to local amenities, schools, and open green spaces, and is just a stone's throw from the beautiful Creswell Craggs.

The ground floor features a spacious living room and a modern kitchen fitted with an attractive range of wall and base units. The kitchen also benefits from a separate utility room, providing additional storage and appliance space, along with a ground floor WC for added convenience.

To the first floor, there are three bedrooms, two doubles and one single, together with a family bathroom fitted with a contemporary four-piece suite in white, including a panelled bath, WC, wash hand basin, and a separate shower.

Outside, the property enjoys a lawned garden to the front with a fence surround, and a courtyard to the rear, offering a private and low-maintenance outdoor space.

Beautifully presented throughout, this lovely home is ready to move into and would make an ideal choice for first-time buyers, families, or investors alike.

Don't miss out. Call today to view!





#### Entrance Hall

With stairs rising to the first floor and access to the lounge.

#### Living Room 13'1" x 12'11"

With carpet flooring, central heating radiator and window to the front elevation.

#### Kitchen 13'1" x 13'1"

Completed beautifully with a range of traditional wall, base and display units with attractive worktop over. There is space and plumbing for a 'Range Style' oven with extractor above and freestanding fridge freezer. The room is finished with splashbacks, tiled flooring, a window to the rear elevation and ample space for a dining table.

#### Utility Room 6'6" . x 10'10"

With laminate flooring, space and plumbing for a washing machine, window and door to the rear garden and access to the downstairs WC.

#### Ground Floor WC

With low flush WC, hand wash basin and a window to the rear elevation.

#### Landing

Doors provide access into;

#### Bedroom One 9'1" x 13'3"

With carpet flooring, central heating radiator and window to the front elevation

#### Bedroom Two 8'10" x 13'3"

With carpet flooring, central heating radiator and window to the rear elevation



#### Bedroom Three 6'0" x 6'9"

With carpet flooring, central heating radiator, storage cupboard and window to the side elevation.

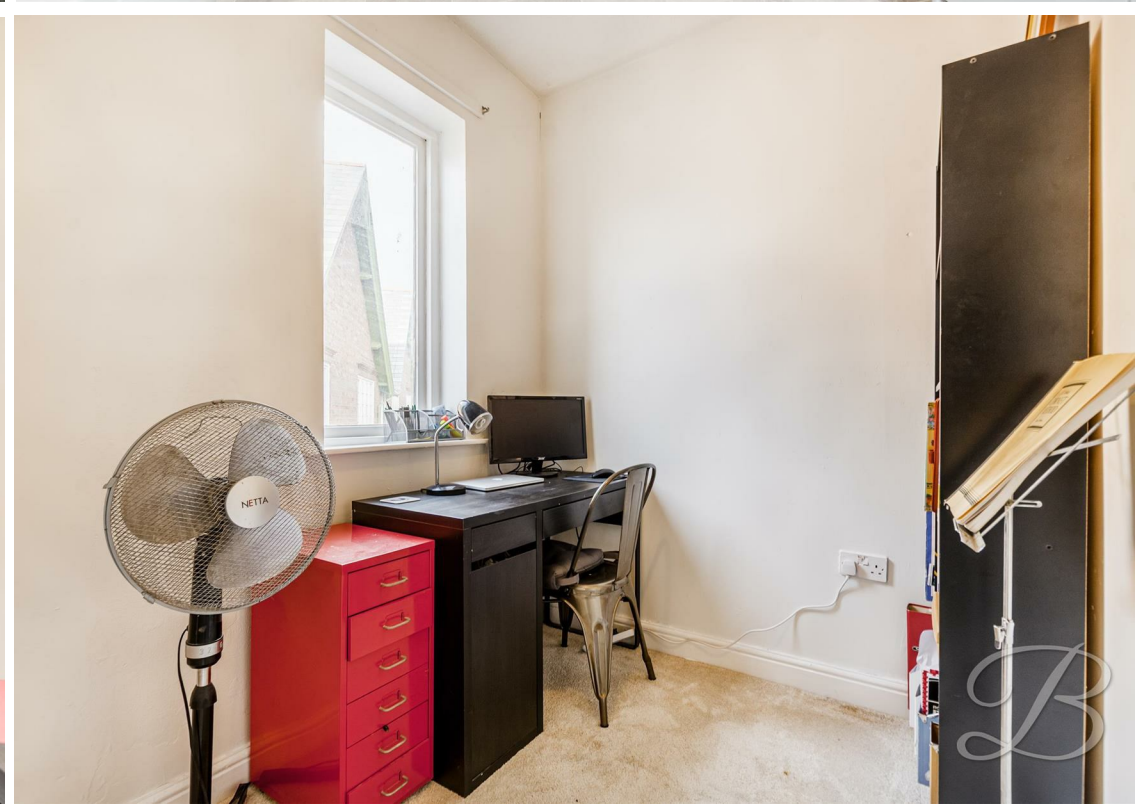
#### Bathroom 7'8" x 9'4"

The family bathroom is fitted with a contemporary four-piece suite in white, including a panelled bath, WC, wash hand basin, and a separate shower. With an opaque window to the rear elevation and chrome heated towel rail.

#### Outside

With a courtyard to the rear and enclosed lawn to the front with fence surrounding.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>59</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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