

**Canyon Meadow, Creswell Worksop S80 4UQ** 

### welcome to

## **Canyon Meadow, Creswell Worksop**

William H Brown are delighted to offer for sale this lovely FOUR bedroom DETACHED home, located on the popular development in Creswell. Situated in a quiet residential area, this modern property is ideal for growing families looking for spacious living in a convenient well connected location













# Canyon Meadow, Creswell Entrance Hall

Step inside this lovely home via the front facing entrance door leading in to the hall with stairs to the first floor.

#### Lounge

14' 4" x 10' 8" ( 4.37m x 3.25m ) Spacious lounge area with a front facing double glazed window.

#### **Kitchen Diner**

20' 9" x 12' 1" ( 6.32m x 3.68m )

Fitted with a range of wall and base units with worksurfaces over incorporating a sink and drainer, tiled splashbacks, integrated double ovens, a central heating radiator, rear facing bi-fold doors opening to the garden.

#### **Utility Room**

Fitted with wall and base units with worksurfaces over incorporating a sink and drainer with splashback tiling and a side facing entrance door.

#### Cloakroom

Fitted with a WC, wash hand basin, part tiled walls.

#### Landing Bedroom One

15' 4" x 12' 1" ( 4.67m x 3.68m )

Double bedroom with a front facing double glazed window, a central heating radiator and access to the en-suite.

#### **En-Suite**

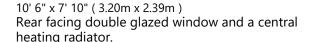
Fitted with a three piece suite comprising a shower, WC, wash hand basin, and a side facing double glazed window.

#### **Bedroom Two**

12' 1" x 10' 6" ( 3.68m x 3.20m )

Double bedroom with a rear facing double glazed window and a central heating radiator.

#### **Bedroom Three**



#### **Bedroom Four**

8' 8" x 7' (2.64m x 2.13m) Front facing double glazed window.

#### **Bathroom**

Fitted with a three piece suite comprising a bath, WC, wash hand basin and a rear facing double glazed window.

# **Exterior Garage**

17' 7" x 10' 5" ( 5.36m x 3.17m )





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## **Canyon Meadow, Creswell Worksop**

- FOUR BEDROOM DETACHED FAMILY HOME
- **EN-SUITE TO THE MAIN BEDROOM**
- SPACIOUS KITCHEN DINER
- CLOAKROOM/WC & UTILITY ROOM
- **DRIVEWAY & GARAGE**

Tenure: Freehold EPC Rating: C

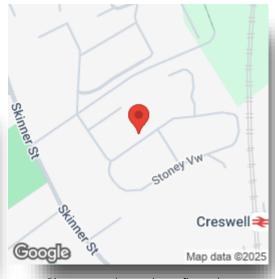
Council Tax Band: D

## £280,000









Please note the marker reflects the postcode not the actual property

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Property Ref: WKS115284 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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