



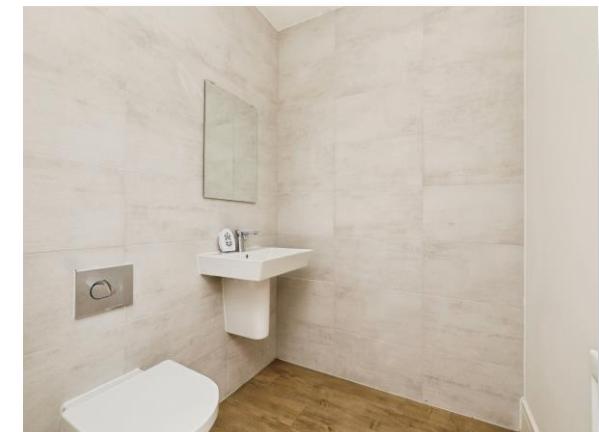
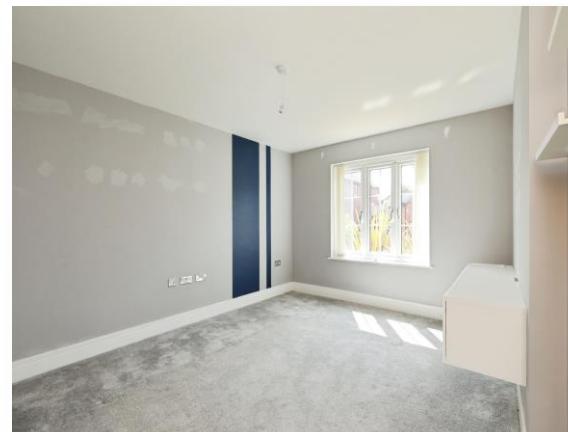
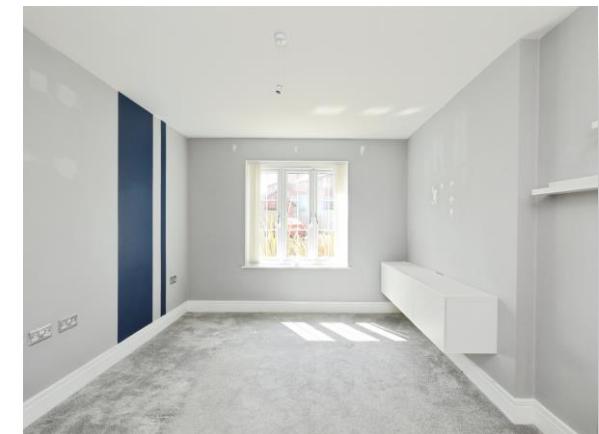
Canyon Meadow, Creswell Worksop S80 4UQ


**william
h brown**

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

10' 6" x 7' 10" (3.20m x 2.39m)

Rear facing double glazed window and a central heating radiator.

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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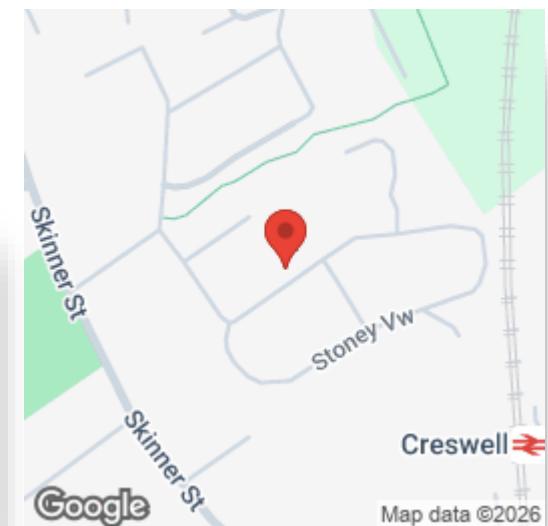
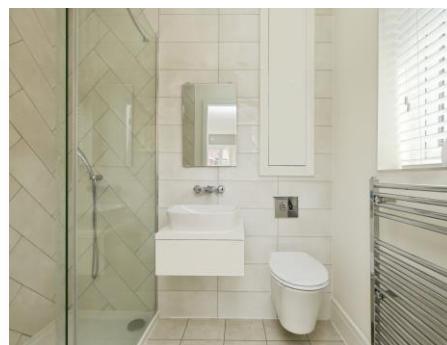
Canyon Meadow, Creswell Worksop

- 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

£270,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these 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.



Property Ref:
WKS115284 - 0014

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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