

Marketing Preview



4 Charnwood Court Laburnum Close, Creswell, Worksop, S80 4AD

£230,000

Bedrooms 3, Bathrooms 3, Reception Rooms 2



**** GUIDE PRICE £230,000 - £240,000 **** A fantastic opportunity to purchase this deceptively spacious, large three bedroom detached property which is tucked away. Offering a master bedroom with an ensuite, utility room and downstairs shower room. Also having off road parking and enclosed rear garden. The property is well positioned close to great local amenities and road networks to the motorway. Perfect for families or investors!

SUMMARY

**** GUIDE PRICE £240,000 - £250,000 **** A fantastic opportunity to purchase this deceptively spacious, large three bedroom detached property which is tucked away. Offering a master bedroom with an ensuite, utility room and downstairs shower room. Also having off road parking and enclosed rear garden. The property is well positioned close to great local amenities and road networks to the motorway. Perfect for families or investors!

HALLWAY

Enter via uPVC door into the welcoming hallway with painted walls and laminate flooring. Ceiling light, radiator and stair rise to the first floor. Doors to the lounge and downstairs shower room.

DOWNSTAIRS SHOWER ROOM 6'2" x 5'5"

Comprising of a shower cubicle with an overhead electric shower, vanity wash basin and close coupled WC. Ceiling light and chrome ladder style radiator. Part tiled walls and vinyl flooring.

LOUNGE/DINER 10'9" x 29'5"

A good sized bright open plan reception room with a feature wallpapered wall to the dining area and laminate flooring. Four ceiling lights, two radiators and window to the front. Patio doors to the rear and double doors to the kitchen.

KITCHEN 6'6" x 17'1"

A modern kitchen having ample high gloss wall and base units, contrasting worktops and tiled splash backs. One and a half stainless steel sink with a drainer and mixer tap. Oven, microwave, hob and extractor fan. Integrated dishwasher. Spot lighting, radiator and window to the rear. UPVC side door, laminate flooring and door to the utility room.

UTILITY ROOM 6'6" x 5'3"

Under counter space for a washing machine and tumble dryer. Stainless steel sink, worktop and splash backs. Boiler, laminate flooring, radiator and ceiling light.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with two ceiling lights, radiator and doors to the three bedrooms and bathroom.

BEDROOM ONE 11'0" x 14'1"

A large double bedroom with feature painted wall and carpeted flooring. Ceiling light, radiator and window to the rear. Door to the ensuite.

ENSUITE 3'7" x 8'9"

Comprising of a shower cubicle with an overhead shower, vanity wash basin and close coupled WC. Ceiling light and chrome ladder style radiator. Part tiled walls and vinyl flooring.

BEDROOM TWO 11'0" x 15'1"

A second generous sized double bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window to the front.

BEDROOM THREE 6'6" x 13'8"

A third good sized single bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window to the rear.

BATHROOM 8'6" x 9'10"

Comprising of a bath with a mixer shower tap, vanity wash basin and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Part tiled walls and vinyl flooring.

OUTSIDE

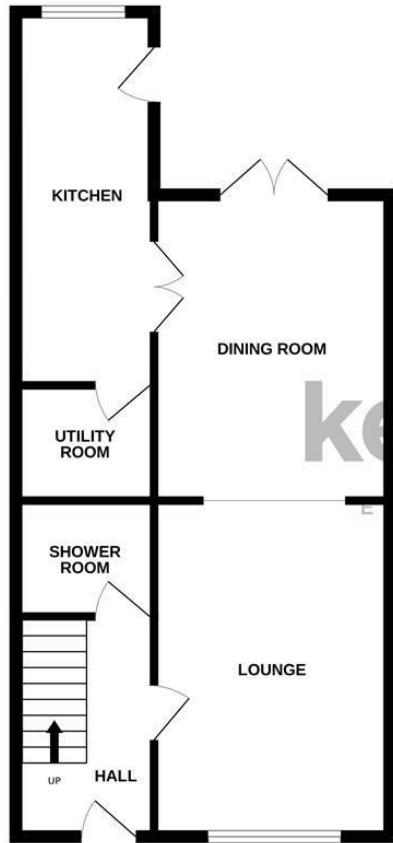
To the front of the property is a pebbled driveway with off road parking for two cars and gate to the rear.

To the rear of the property is two patio areas, lawn area and shed.

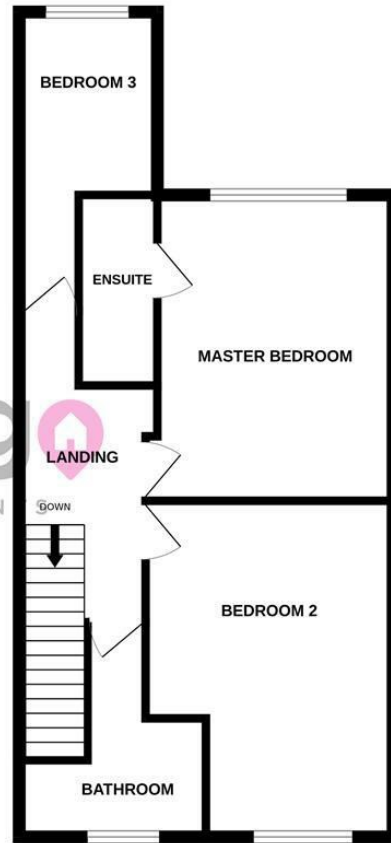
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C

GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



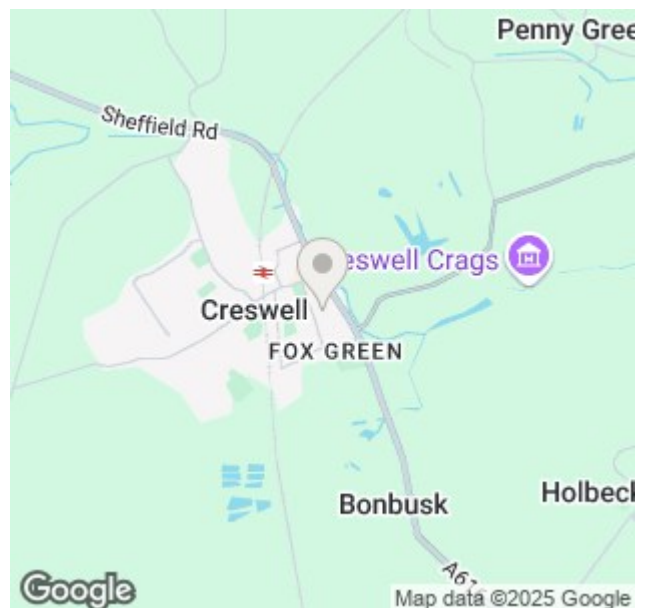
1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 1115 sq.ft. (103.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: sales@key2go.co.uk <https://www.key2go.co.uk>