



Canyon Meadow, Creswell, Worksop, Nottinghamshire S80 4UQ

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Offers Over £285,000

PINEWOOD



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Offers Over £285,000

4 bedrooms
2 bathrooms
1 reception

- FOUR BEDROOM 'GLASTONBURY' DETACHED PROPERTY
- DRIVEWAY FOR THREE CARS & DETACHED GARAGE
- ENCLOSED SOUTH WEST FACING LANDSCAPED REAR GARDEN
- FAMILY BATHROOM & ENSUITE SHOWER ROOM
- OPEN PLAN KITCHEN DINER WITH BI FOLD DOORS LEADING OUT TO THE GARDEN
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- FREE HOLD - COUNCIL TAX BAND - D
- IMMACULATEDLY PRESENTED THROUGHOUT
- POPULAR RESIDENTIAL LOCATION





YOUR NEW HOME AWAITS... in this stunning **FOUR** bedroom property located in Creswell, Worksop. This immaculately presented detached house, built in 2019, offers a perfect blend of modern living and space. This property is truly a "just move in" dream, where all the hard work has been done for you.

As you step inside, you are greeted by a generous open plan Kitchen Diner with Bi Fold doors opening out onto the landscaped rear garden. A wonderful open plan space, perfect for entertaining guests or relaxing with family. This modern and functional kitchen offers white high gloss units and fully integrated appliances including a fridge freezer, oven with warming drawer and a dishwasher. There is also the added bonus of a utility room with plumbing for a washing machine. The ground floor accommodation also has a bright front facing lounge and a downstairs cloakroom with WC.

The first floor accommodation benefits from four good size bedrooms meaning there is ample space for a growing family or for those who enjoy having a home office or guest room. The generously sized master bedroom has built in wardrobes and a good size en suite shower room with rainfall shower. There is also a separate modern and stylish family bathroom.

Outside, the landscaped garden is a tranquil oasis, ideal for enjoying a morning coffee or hosting summer barbecues. Parking will never be an issue with space for up to three vehicles on the driveway plus a detached single garage, making hosting gatherings or having multiple cars a breeze.

Do not miss out on this immaculate property in a popular residential location. **TO ARRANGE A VIEWING, PLEASE CALL PINWOOD PROPERTIES.**

VIRTUAL TOUR ALSO AVAILABLE

ENTRANCE HALLWAY, STAIRS & LANDING

Entering through a composite front door into an inviting hallway with staircase to the first floor. Neutral painted decor, tiled flooring and a central heating radiator. The stairs and landing has neutral carpet and painted decor.

KITCHEN DINER

12'11" narrowing to 11'6" x 18'4" (3.96 narrowing to 3.53 x 5.61)

A modern spacious open plan kitchen diner with bi fold doors leading out to the rear garden. The kitchen benefits from white high gloss wall and base units with drawers and butchers block style worktops. One and a half chrome sink with drainer and mixer tap, integrated fridge freezer, oven with warming drawer, microwave, gas hob and extractor. There is space for a dining table and also a sofa if you wish. Access to a good size under stairs store cupboard.

UTILITY ROOM

5'7" x 6'2" (1.72 x 1.88)

Located off the kitchen diner with space and plumbing for a washing machine. There is a chrome sink with mixer tap, base units and a wall unit, which houses the combi boiler. With neutral decor and tiled flooring. Access to the driveway can be obtained via a side facing glazed door.

DOWNSTAIRS WC

5'3" x 5'4" (1.62 x 1.65)

Located off the hallway is a fully tiled downstairs cloakroom with modern white sink, low flush WC and central heating radiator.

LOUNGE

14'4" x 11'5" (4.38 x 3.48)

A bright and spacious front facing lounge with sage green painted decor, carpet, a uPVC double glazed window and a central heating radiator.

BEDROOM ONE

16'4" x 10'10" narrowing to 8'8" (4.99 x 3.32 narrowing to 2.66)

A generous front facing double bedroom with ensuite shower room and built in mirrored wardrobes. Neutral painted décor, carpet, a uPVC double glazed window and a central heating radiator.

ENSUITE

4'5" x 7'3" (1.37 x 2.22)

Offering a good sized walk in shower cubicle with rainfall shower, white sink inset into a drawer unit and low flush WC. Tiling to the shower and vanity area and painted décor. Tiled flooring, a side facing uPVC double glazed window with obscured glass and a wall mounted chrome heated towel rail.

BEDROOM TWO

9'5" x 11'1" (2.88 x 3.38)

A rear facing bedroom with painted décor and a feature paneled wall, carpet, a uPVC double glazed window overlooking the rear garden and a central heating radiator.

BEDROOM THREE

10'2" x 7'1" (3.10 x 2.18)

A rear facing bedroom currently used as an office with painted décor to the top half of the walls and paneling to the bottom half. Carpet, a uPVC double glazed window overlooking the rear garden and a central heating radiator.



GROUND FLOOR
71.4 sq.m. (769 sq.ft.) approx.

1ST FLOOR
53.0 sq.m. (571 sq.ft.) approx.



TOTAL FLOOR AREA: 124.5 sq.m. (1340 sq.ft.) 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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BEDROOM FOUR
9'2" x 7'3" (2.80 x 2.23)
A front facing bedroom currently used as a dressing room. With neutral painted décor, carpet, a uPVC double glazed window and a central heating radiator. There are freestanding wardrobes which maybe available with the property.

FAMILY BATHROOM
6'6" x 7'1" (1.99 x 2.17)
A modern white family bathroom benefitting from a paneled bath with rainfall shower over and glass shower screen, white sink inset into a drawer unit and low flush WC. Tiling to the bath/shower and vanity area and painted décor. Tiled flooring, a side facing uPVC double glazed window with obscured glass and a wall mounted chrome heated towel rail.

GARAGE
20'11" x 10'7" (6.40 x 3.23)
A single detached Garage with up and over garage door, benefiting from lighting and power.

OUTSIDE
To the front of the property is a slate gravel area and a path leading up to the front door. There is a driveway to the side of the property, which provides parking for up to three cars.

A fully enclosed fenced and landscaped rear garden, which can be accessed via the kitchen diner or a side gate leading from the driveway. With a porcelain tiled patio with raised seating area along with a separate raised decking area. The remaining garden is laid to lawn. There is also the benefit of an outside tap and outdoor sockets.

GENERAL INFORMATION
FREEHOLD with £180pa ground rent for maintenance of the estate
Gas Central Heating - Combi Boiler
uPVC Double Glazing
Council Tax Band - D
EPC-B
5years remaining on NHBC warranty

DISCLAIMER
These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(82 plus) A		
(81-91) B	84		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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