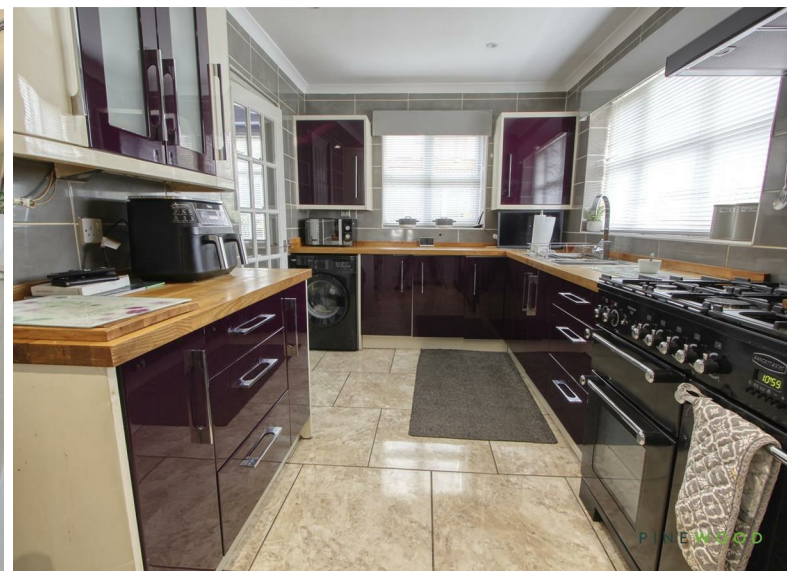


PINEWOOD



Markland View, Creswell, Worksop, Notts S80 4HX

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Offers In The Region Of
£295,000



YOUR NEW HOME AWAITS...in this beautiful FOUR bedroom detached family home nestled in a quiet residential location of Creswell.

Whether you're looking to settle down with your family or simply seeking a peaceful retreat, this property offers the perfect blend of comfort and convenience for those seeking a modern yet homely abode.

The ground floor accommodation offers two good size front facing reception rooms, a practical downstairs WC and a modern fitted kitchen. The kitchen comprises of coloured high gloss units with contrasting solid wood butchers block style worktop. With an 1.5 chrome sink with drainer and mixer tap, space for an American style fridge freezer and plumbing for a washing machine. One of the standout features of the stylish kitchen is the 'Rangemaster' cooker, where you can create unleash your inner chef.

The first floor comprises of FOUR well proportioned bedrooms, all with modern decor and laminate flooring and a family bathroom, which was recently converted into a modern fully tiled wet room with rainfall shower.

Outside the property benefits from a wrap around fully enclosed garden comprising of lawn, artificial grass and borders. To the front is a generous gated block paved driveway with parking for up to four cars and a detached garage.

Do not miss out on the opportunity to make this delightful property your next home. Please call PINEWOOD PROPERTIES to arrange a viewing.

- **FOUR BEDROOM DETACHED**
- **TWO RECEPTION ROOMS**
- **MODERN KITCHEN WITH 'RANGEMASTER' COOKER**
- **uPVC DOUBLE GLAZING**
- **POPULAR RESIDENTIAL LOCATION**
- **GATED DRIVEWAY & DETACHED GARAGE**
- **DOWNSTAIRS W.C**
- **MODERN WETROOM**
- **GAS CENTRAL HEATING-NEW COMBI BOILER 2023**
- **COUNCIL TAX BAND-D**

ENTRANCE HALLWAY,STAIRS & LANDING

Entering through a uPVC front door into a spacious entrance hallway with staircase to the first floor. With painted decor and a feature papered wall, tiled floor and a central heating radiator. Staircase to the first floor and landing with painted decor and one feature papered wall, carpet and a central heating radiator. There is also a loft access hatch.

LOUNGE

15'6" x 12'3" (4.73 x 3.75)
A good size lounge with feature fireplace. With painted decor, carpet, a vertical wall mounted radiator, uPVC double glazed front facing window and wooden patio doors to the rear opening out onto the rear garden.

DINING ROOM/ LOUNGE

11'10" x 10'4" (3.63 x 3.15)
A bright front facing room, which can be used as a dining room or second lounge. With painted decor, carpet, uPVC double glazed window and a central heating radiator.

KITCHEN

13'9" x 8'0" (4.20 x 2.45)
A modern kitchen with high gloss wall and base units and contrasting solid wood butchers block style worktops. A 1.5 chrome sink with drainer and mixer tap, a freestanding 'Rangemaster' cooker with Belling extractor. Space for an American style fridge freezer and plumbing for a washing machine. Dual aspect uPVC double glazed windows to the side and rear, tiled splashback, tiling to two wall and the rest is painted decor, tiled flooring and a central heating radiator.

INNER HALL

6'5" x 2'11" (1.98 x 0.90)
Providing access to the rear of the property. With wooden rear door, painted decor to the top half of the walls and tiling to the bottom and tiled flooring.

DOWNSTAIRS WC

5'11" x 4'10" (1.82 x 1.49)
Located off the rear hallway is a good size cloakroom with WC and ceramic sink with chrome mixer tap set into a vanity unit. There is also an additional storage unit. With painted decor to the top half of the walls and tiling to the bottom, tiled floor, a rear facing uPVC double glazed window with frosted glass and a central heating radiator.

BEDROOM ONE

11'10" x 10'4" (3.63 x 3.15)
A generous front facing double bedroom with painted decor, laminate flooring, a uPVC double glazed window, a central heating radiator and recess spotlights.

BEDROOM TWO

15'8" x 8'0" (4.79 x 2.46)
A dual aspect bedroom with side and rear facing uPVC double glazed windows. With painted decor and one feature papered wall, laminate flooring, a central heating radiator and recess spotlights.

BEDROOM THREE

8'0" x 12'2" (2.45 x 3.73)
A rear facing double bedroom with painted decor and one feature papered wall, laminate flooring, a uPVC double glazed window and a central heating radiator.

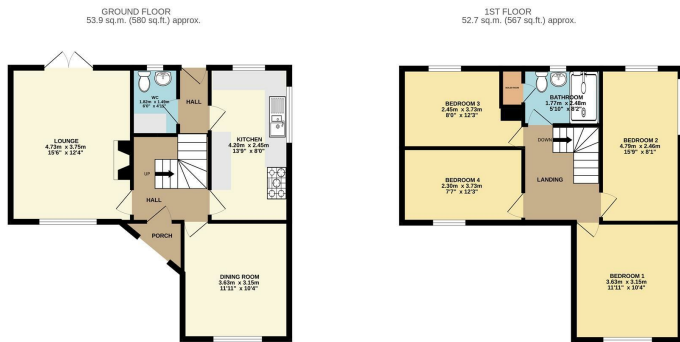
BEDROOM FOUR

7'6" x 12'2" (2.30 x 3.73)
A front facing single bedroom, currently used as a dressing room. With painted decor, laminate flooring, a uPVC double glazed window, central heating radiator and recess spotlights.

BATHROOM

5'9" x 8'1" (1.77 x 2.48)
A modern fully tiled wet room comprising of a walk in shower area with rainfall shower, low flush WC and ceramic sink with chrome mixer taps set into a vanity unit. Tiled flooring, a rear facing uPVC double glazed window with frosted glass, a wall mounted towel rail and recess spotlights. There is also a large store cupboard, which also houses an 'Ideal' combi boiler which was installed 12 months ago.





TOTAL FLOOR AREA: 106.5 sq.m (1147 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floor, window, room and site area have been approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser, their architect, solicitor and appliances should have no claim against and no guarantee as to their accuracy or efficiency can be given.
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OUTSIDE

To the front of the property are manual gates leading to a generous block paved driveway with parking for up to 4 cars. There is also a detached garage with up and over garage door, lighting and power.

To the front, side and rear is a wrap around garden with a side gate to create a fully enclosed rear garden. With lawn and artificial grass, a seating area and space for a greenhouse.

GENERAL INFORMATION

Tenure: Freehold
 uPVC Double Glazing
 Gas Central Heating-New combi boiler 2023
 Council Tax Band-D
 EPC Rating-TBC

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.



DISCLAIMER

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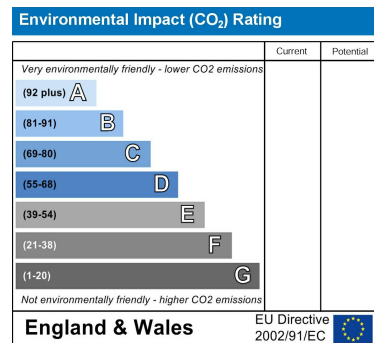
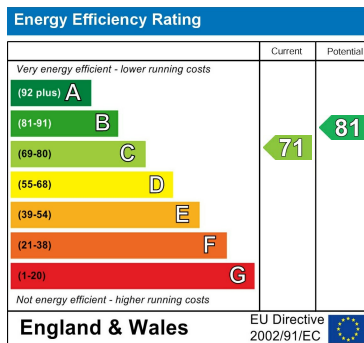
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MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

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 will be no delay in agreeing the sale.

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