

PINEWOOD



Colliery Street, Creswell, Worksop, Nottinghamshire S80 4FD

 3  1  1  B

£190,000



YOUR NEW BUILD HOME AWAITS...Welcome to this charming new build property located on Collier Street, Creswell, Worksop. This delightful THREE semi-detached house boasts a modern design and neutral decor offering a perfect blank canvas to make this home your own.

As you step into the property, there is an entrance hallway with convenient W.C. Moving through you are greeted by a generously sized lounge, ideal for relaxing after a long day. , With a spacious kitchen diner with patio door leading out to the rear garden it offers the perfect space for hosting family gatherings or entertaining friends.

To the first floor are three cosy bedrooms meaning there is ample space for a growing family or for those in need of a home office or guest room. There is also a modern family bathroom comprising of a shower over bath, pedestal sink and low flush WC.

Outside, you will find driveway parking for two vehicles. The newly laid lawn adds a touch of freshness to the property, providing a lovely outdoor space for children to play or for enjoying a morning cup of tea.

One of the standout features of this property is the heat source pump, ensuring that you stay warm and cosy during the colder months while also being energy efficient.

Don't miss out on the opportunity to make this house your home. Contact **PINEWOOD PROPERTIES** today to arrange a viewing and experience the charm of this new build property.

- **THREE BEDROOM SEMI-DETACHED**
- **DRIVEWAY FOR 2-3 CARS**
- **FRENCH STYLE DOORS LEADING OUT TO THE REAR GARDEN**
- **MODERN HEAT SOURCE PUMP HEATING**
- **COUNCIL TAX BAND: B**
- **NEW BUILD PROPERTY**
- **MODERN FITTED KITCHEN / DINER**
- **SPACIOUS LOUNGE WITH STAIRCASE**
- **MODERN NEUTRAL DECOR & FLOORING**
- **POPULAR RESIDENTIAL LOCATION-CLOSE TO LOCAL AMENITIES**

ENTRANCE HALL, STAIRS & LANDING

Entering through the front door into an entrance hallway with W.C. The staircase from the lounge leads to the first floor. With painted decor and carpet.

DOWNSTAIRS W.C

Located off the entrance hall. With pedestal sink and low flush W.C. Painted decor, vinyl tiled floor, central heating radiator and a uPVC double glazed window with frosted glass.

LOUNGE

14'7" x 14'6" (4.45 x 4.43)
A front facing lounge with staircase to the first floor. With painted decor, carpet, a central heating radiator and uPVC double glazed window.

KITCHEN DINER

9'4" x 14'6" (2.86 x 4.44)
An rear open plan kitchen diner with patio doors leading out to the rear garden. With white fitted and base units with contrasting worktop laminate worktop and tiled splash back, chrome sink and drainer with chrome mixer tap, integrated electric oven, electric hob and extractor. Space for a freestanding fridge freezer and plumbing for a washing machine. Painted decor, tiled floor, a central heating radiator and a rear facing uPVC double glazed window.

BEDROOM ONE

11'3" x 8'2" (3.44 x 2.49)
A front facing double bedroom with painted decor, carpet, a central heating radiator and a uPVC double glazed window.

BEDROOM TWO

8'7" x 8'2" (2.62 x 2.49)
A rear facing double bedroom with painted decor, carpet, a central heating radiator and a uPVC double glazed window.

BEDROOM THREE

8'0" x 6'1" (2.46 x 1.86)
A front facing single bedroom with painted decor, carpet, a central heating radiator and a uPVC double glazed window.

BATHROOM

6'1" x6'0" (1.86 x1.85)
A modern family bathroom with white suite comprising of a paneled bath with chrome mixer shower over and glass shower screen, low flush W.C and pedestal sink with chrome mixer taps. With painted decor, tiling around the bath and vanity areas, vinyl tiled flooring, a central heating radiator and a uPVC double glazed window with frosted glass.

OUTSIDE

To the front of the property is a small lawn and path leading to the front door. To the side is a gravel driveway for 2-3 cars.

To the rear is a garden laid to lawn with a small patio area.

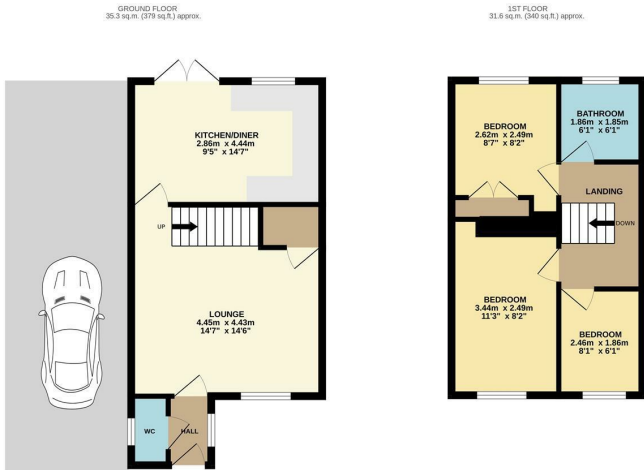
GENERAL NFORMATION

NEW BUILD PROPERTY
Tenure: FREEHOLD
Energy Performance Rating: B
Council Tax Band-B
Heating-Air source pump
uPVC Double Glazing

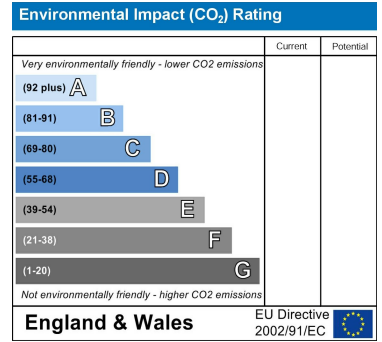
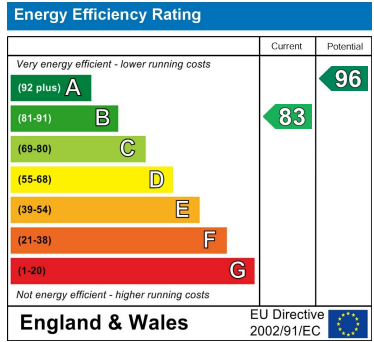
DISCLAIMER

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TOTAL FLOOR AREA: 66.9 sq.m. (720 sq.ft.) approx.
 While every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The floor is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency (see the green).



DISCLAIMER

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SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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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