



**Heritage Street, Creswell, Worksop, S80 4WN**

4 2 2 EPC B

**Asking Price £325,000**

**PINEWOOD**





# Heritage Street Creswell Worksop S80 4WN



**Asking Price £325,000**

**4 bedrooms  
2 bathrooms  
2 receptions**

- FOUR BEDROOM DETACHED
- HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT
- STUNNING TILED FLOORING
- SPACIOUS FAMILY KITCHEN AND DINING
- GROUND FLOOR UTILITY AND CLOAKROOM W/C
- GROUND FLOOR OFFICE
- MASTER BEDROOM WITH DRESSING AREA AND ENSUITE
- DETACHED GARAGE / TREATMENT ROOM AND DRIVE
- COUNCIL TAX BAND: D
- FREEHOLD







An exceptional four-bedroom detached family home built by Avant Homes, situated on a highly sought-after development. This beautifully presented property boasts luxurious finishes and high-specification features throughout, complemented by gas central heating and uPVC double glazing.

Offering spacious and versatile accommodation, this home must be seen to be fully appreciated. The ground floor features a welcoming entrance hallway, a practical utility room leading to a W.C. A stylish lounge, and a stunning open-plan family/dining kitchen with a premium range of fitted units and integrated appliances. There is also a separate study, ideal for working from home.

Upstairs, the first floor comprises a generous landing, four well-proportioned bedrooms, including a luxurious principal bedroom with its own dressing area and Ensuite. The modern family bathroom is finished to an exceptional standard.

Outside, the property benefits from landscaped gardens to the front and rear, ample parking to the side, and a detached garage that has been converted into a Treatment Room with a reception area. This is a rare opportunity to acquire a truly outstanding home in a desirable location.

Viewing is highly recommended.

#### ENTRANCE HALLWAY

With entrance door, central heating radiator, tiled floor, stairs to the first floor.

#### GROUND FLOOR WC

5'2" x 6'1" (1.59 x 1.86)

Accesses via the utility with low flush WC, wash hand basin, side facing window, central heating radiator, modern tiles.

#### UTILITY

4'1" x 6'1" (1.27 x 1.86)

With units, worktop, plumbing for an automatic washing machine, and space for a tumble dryer, tiled floor.

#### LOUNGE

10'3" x 14'2" (3.14 x 4.32)

With a front facing window, central heating radiator and fitted carpet.

#### FAMILY / DINING KITCHEN

27'4" x 11'1" (8.34 x 3.39)

A most stunning room with Bi-Folding doors that open to the rear garden, rear facing window. The kitchen with modern contemporary fitted wall and base units, induction hob with electric oven and extractor, integrated fridge, freezer, dishwasher and microwave, sink unit with mixer tap, tiled floor, two central heating radiators. Currently set up with a dining table and then a sitting area with a space for a settee.

#### BEDROOM ONE

10'5" x 16'3" (3.20 x 4.96)

With a dressing area, rear facing window, fitted wardrobes, central heating radiator and fitted carpet.

#### ENSUITE

4'6" x 7'3" (1.38 x 2.23)

Delightful fitted Ensuite with shower cubicle and mains shower unit, low flush WC, wash hand basin set within a vanity unit, heated towel rail, extractor, tiling to all splashbacks, side facing window.

#### BEDROOM TWO

9'4" x 10'2" (2.86 x 3.10)

With fitted wardrobes, rear facing window, central heating radiator and fitted carpet.

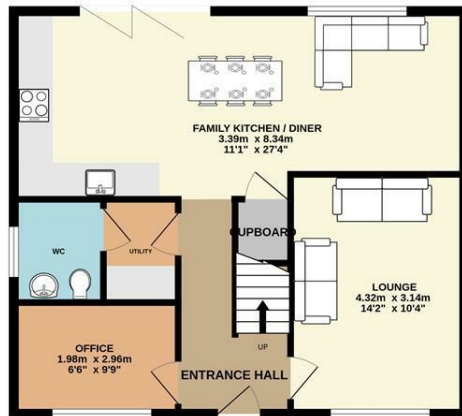
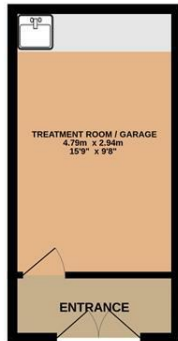
#### BEDROOM THREE

9'4" x 9'10" (2.86 x 3.0)

With fitted wardrobes, front facing window, central heating radiator and fitted carpet.



GROUND FLOOR  
76.5 sq.m. (823 sq.ft.) approx.

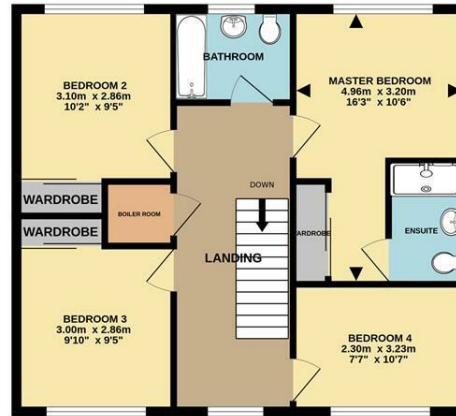


TOTAL FLOOR AREA : 135.4 sq.m. (1458 sq.ft.) approx.

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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1ST FLOOR  
59.0 sq.m. (635 sq.ft.) approx.



#### BEDROOM FOUR

10'7" x 7'6" (3.23 x 2.30)

With a front facing window, central heating radiator and fitted carpet.

#### FAMILY BATHROOM

6'11" x 5'6" (2.12 x 1.69)

High quality fitted bathroom with panelled bath and mains shower unit, low flush WC, wash hand basin set within a vanity unit, heated towel rail, extractor, modern tiles, rear facing window.

#### OUTSIDE

An enclosed south facing garden with Indian stones and a Pagoda.

#### GARAGE / TREATMENT ROOM

9'7" x 15'8" (2.94 x 4.79)

The garage has been converted into a beauty salon treatment room which could be used as a games room, home office etc. With power and its own consumer along with an EV charger. Complete with double doors to the entrance, laminate flooring, downlighters, fitted units that include a sink, electric wall heater and laminate flooring.

#### 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B	85		(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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