

PINEWOOD



Elmton Way, Creswell, Worksop, Derbyshire S80 4FB

 3  1  1  B

£185,000



AN IDEAL FAMILY HOME...Welcome to Elmton Way, Creswell, Worksop - a delightful THREE bedroom semi-detached house built in 2022. Located in a sought-after area, this home is close to local amenities and transport links. Whether you're looking to start your homeowner journey or seeking a comfortable space for your family to grow, this property on Elmton Way ticks all the boxes.

Entering the property into an entrance hallway with staircase to the first floor, the ground floor accommodation comprises of an open plan kitchen diner with high gloss wall and base units, integrated electric oven, gas hob and extractor. There is space for a freestanding fridge freezer and plumbing for a washing machine. There is also the benefit of a downstairs cloakroom with low flush W.C. To the rear is a lounge with patio doors leading out to the rear garden.

To the first floor are three good size bedrooms and a modern family bathroom with white suite comprising of a paneled bath, mixer shower, pedestal sink and low flush W.C.

Outside, the property offers ample off street parking with a driveway and single garage. To the rear is a fully enclosed garden, which is laid to lawn with a small patio area.

Don't miss out on the opportunity to make this house your home -call **PINEWOOD PROPERTIES** to book viewing today and envision the possibilities that await you in this lovely property.

- **THREE BEDROOM SEMI DETACHED**
- **FREEHOLD**
- **POPULAR RESIDENTIAL LOCATION**
- **FAMILY BATHROOM & DOWNSTAIRS W.C**
- **FRONT & REAR GARDEN**
- **DRIVEWAY FOR TWO CARS & DETACHED SINGLE GARAGE**
- **NHBC WARRANTY -8 YEARS REMAINING**
- **CLOSE TO LOCAL SCHOOLS, AMENITIES & CONVENIENT FOR M1 MOTORWAY**
- **IDEAL FOR FIRST TIME BUYERS & FAMILIES**
- **COUNCIL TAX BAND-B**

ENTRANCE HALL, STAIRS & LANDING

Entering the property through into an entrance hallway with staircase to the first floor. With painted decor, carpet and a central heating radiator. Stairs and landing with painted decor, carpet and a central heating radiator to the landing.

KITCHEN DINER

An open plan kitchen with dining area. The kitchen benefits from a range of white high gloss wall and base units and laminate worktops with tiled splash back. Stainless Steel sink and drainer with drainer mixer tap, integrated electric oven, gas four ring hob and extractor. Space for a freestanding fridge freezer and plumbing for a washing machine. With white painted decor, laminate flooring, a central heating radiator, front and side facing double glazed windows.

LOUNGE

A rear facing lounge with double glazed patio doors leading out to the rear garden. With painted decor, carpet, a central heating radiator and rear facing double glazed window.

DOWNSTAIRS W.C

Located off the dining area is a useful cloakroom with low flush W.C and wall mounted sink with chrome taps. With painted decor, laminate flooring and a central heating radiator.

BEDROOM ONE

A generous double bedroom with painted decor, carpet, a central heating radiator and two front facing double glazed windows.

BEDROOM TWO

A rear facing double bedroom with painted decor, carpet, a central heating radiator and double glazed window.

BEDROOM THREE

A rear facing bedroom with painted decor, carpet, a central heating radiator and double glazed window.

BATHROOM

A modern family bathroom with white suite comprising of a paneled bath with mixer shower, a pedestal sink with chrome taps and a low flush W.C. With painted decor, tiling to the bath area, laminate flooring, a central heating radiator and a side facing double glazed window with frosted glass.

GARAGE

A single garage with up and over garage door.

OUTSIDE

To the front of the property is a small lawned area and gravel driveway for two vehicles.

To the rear of the property is a fully enclosed garden mainly laid to lawn with a small patio area.

GENERAL INFORMATION

Tenure: FREEHOLD
Council Tax Band-B
Gas Central Heating
uPVC Double Glazing
EPC-B

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.



GROUND FLOOR
46.6 sq.m. (502 sq.ft.) approx.

1ST FLOOR
32.6 sq.m. (351 sq.ft.) approx.



TOTAL FLOOR AREA: 79.2 sq.m. (853 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, heights and other items are approximate and no responsibility is taken for any error arising in measurement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Metronix 02024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(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		

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

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GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

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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