

# PINEWOOD



**Model View, Creswell, Worksop, Notts S80 4EP**

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**Offers In The Region Of £160,000**



Welcome to this charming semi-detached house located in the sought-after area of Model View, Creswell, Worksop. This modern property boasts a spacious 646 sq ft of living space, perfect for those looking for a cosy yet stylish home.

As you step inside, you are greeted by a delightful reception room, ideal for entertaining guests or simply relaxing after a long day. The property features two lovely bedrooms, offering plenty of space for a small family or those in need of a guest room or home office.

One of the highlights of this property is the modern dining kitchen, perfect for whipping up delicious meals and hosting dinner parties. The double doors open up to a lovely garden, providing a tranquil outdoor space to enjoy a morning coffee or al fresco dining on warm summer evenings.

Parking will never be an issue with space for two vehicles, making it convenient for those with multiple cars or visitors. Situated in a modern development, this property offers a contemporary lifestyle in a peaceful neighbourhood.

Don't miss the opportunity to make this house your home and enjoy all the comforts and conveniences it has to offer. Contact us today to arrange a viewing and take the first step towards owning this wonderful property in Model View.

- TWO BEDROOM, SEMI-DETACHED
- GROUND FLOOR WC
- MODERN FITTED BATHROOM
- GARDENS FRONT AND REAR
- FREEHOLD
- MODERN FITTED KITCHEN / DINER
- DOUBLE DOORS LEADING TO THE GARDEN
- GAS BOILER CENTRAL HEATING
- DRIVE AND GARAGE
- COUNCIL TAX BAND: A

### ENTRANCE HALL

4'6" x 4'5" (1.38 x 1.36)

With a composite front door, a consumer unit and a central heating radiator.

### LOUNGE

10'1" x 15'2" (3.08 x 4.64)

With a front aspect uPVC window, a central heating radiator, some storage under the stairs and a fitted carpet.

### KITCHEN / DINER

13'6" x 7'9" (4.13 x 2.38)

A lovely kitchen set out in a 'U' shape with base and eye level units with fitted worktop, stainless steel sink and drainer, integrated oven, four ring gas hob with extractor and enough room at the end of the units for a 50/50 style fridge/freezer. with space under the counter for a washing machine and an Ideal Logic central heating boiler. The dining area has a central heating radiator and double doors that open to the rear garden.

### WC

3'1" x 5'3" (0.96 x 1.61)

Just off the kitchen with a suspended wash basin, a low flush WC, a central heating radiator and vinyl flooring.

### BEDROOM ONE

13'6" x 10'0" (4.14 x 3.07)

Reducing to (3.15) To the front aspect with a uPVC window, a central heating radiator and a fitted carpet. There is a bulkhead over the stairs that has previously been used for a TV and media stand.

### BEDROOM TWO

7'2" x 12'11" (2.19 x 3.95)

To the rear aspect with a uPVC window, central heating radiator and fitted carpet.

### FAMILY BATHROOM

6'0" x 7'4" (1.83 x 2.24)

With an extractor fan, a uPVC window with opaque glass, a bath tub with tiled splash back, low flush WC, a pedestal wash basin with a tiled splash back and a wall mounted mirror unit, a central heating radiator and a vinyl floor.

### GARDENS & GARAGE

8'7" x 17'7" (2.62 x 5.37)

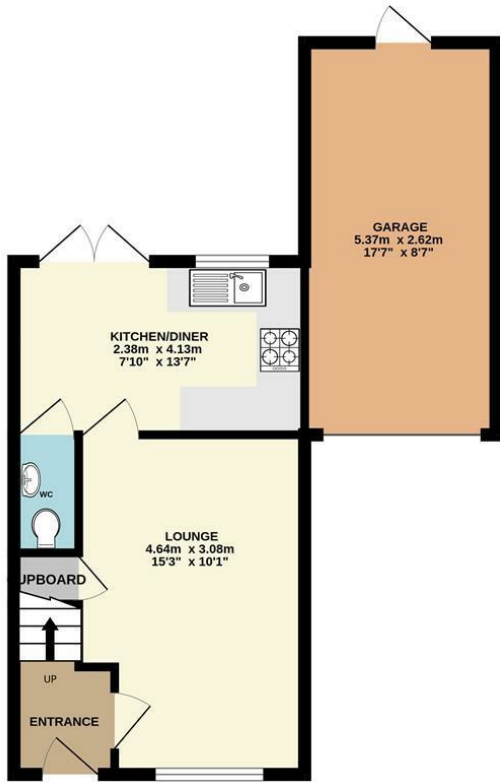
On exit from the Kitchen are lovely patio stones leading to a laid lawn with some sleeper planting beds and access to the garage. Having parking to the side of the property and a lawn at the front. The garage has a pitched roof with an up and over door at the front, light and power.

### DISCLAIMER

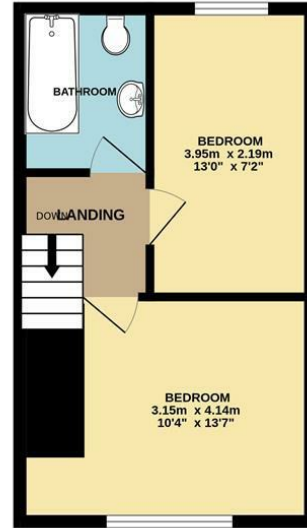
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GROUND FLOOR  
41.9 sq.m. (451 sq.ft.) approx.

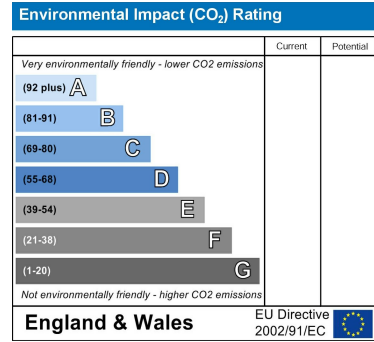
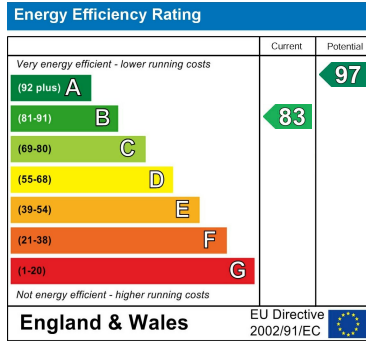


1ST FLOOR  
26.2 sq.m. (282 sq.ft.) approx.



TOTAL FLOOR AREA : 68.1 sq.m. (733 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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