

PINEWOOD



Elmton Road, Creswell, Worksop, Notts S80 4LN

 4  1  3  C

Offers Over £480,000



END YOUR SEARCH HERE... Standing proud in an elevated position and surrounded by beautifully landscaped south facing gardens, is this lovely four-bedroom detached home in the sought after area of Creswell. Boasting a superb plot approaching 0.4 acres and a well-appointed internal layout, this property has been decorated to a high standard retaining many traditional features with a modern twist and is a credit to the current owners.

Upon entry, you will be welcomed into a spacious and traditional entrance hall with some original stained-glass windows and stunning tiled flooring. From here is a fantastic kitchen, finished with a clean white door and drawer front and a modern grey contrasting worktop and tiled floor. With integrated dishwasher, fridge/freezer and range cooker. From here move through to a spacious dining room, a separate snug and a superb family room overlooking the landscaped gardens.

The first floor presents four bedrooms, the master bedroom is spacious and has the benefit of fitted sliding door wardrobes and rural views. The family bathroom is just as impressive with a Jacuzzi tub, walk in double shower cubicle, pedestal wash basin and WC. Outside has many features and we feel that viewing is essential to discover the full attributes here. With a drive leading to a detached double garage and a further drive alongside that may host a caravan. Landscaped gardens include summerhouse, greenhouse, potting shed and pond.

Don't delay book your property viewing today.

- **TRADITIONAL FOUR BEDROOM DETACHED**
- **MODERN LAYOUT WITH SOME TRADITIONAL FEATURES**
- **SPACIOUS FAMILY ROOM**
- **LANDSCAPED SOUTH FACING GARDENS**
- **ENVIABLE LOCATION**
- **DRIVEWAY WITH OFF ROAD PARKING AND DOUBLE GARAGE**
- **NEWLY FITTED KITCHEN**
- **STUNNING BATHROOM**
- **SUMMERHOUSE, GREENHOUSE AND POTTING SHED**
- **FREEHOLD - COUNCIL TAX BAND: E**

ENTRANCE PORCH

5'8" x 1'10" (1.73 x 0.58)

Having front aspect uPVC double doors with stained glass.

ENTRANCE HALL

11'11" x 12'2" (3.65 x 3.71)

A spacious entrance hall with a lovely detailed staircase and tiled floor, a uPVC window and a central heating radiator. There is a beautiful original stained glass window that has the benefit of secondary glazing.

KITCHEN

11'11" x 14'2" (3.65 x 4.33)

A very attractive and practical new kitchen with clean white door and drawer fronts with a contrasting grey worktop and tiled flooring, with integrated Dishwasher, Fridge / Freezer and Range Cooker with induction hob, 2 x ovens and grill. There is a large window in the reception area looking out to the garden, there is access here to the ground floor WC and Utility.

DINING ROOM

12'10" x 14'4" (3.93 x 4.39)

With decorative coving, a picture rail, sliding patio doors that open to the rear garden, an original capped fireplace used as a decorative feature, two central heating radiators and a fitted carpet.

SNUG

12'10" x 15'4" (3.93 x 4.68)

Has a lovely uPVC Bow Window with the central heating radiator following the profile of the bow. With decorative coving, a picture rail, fitted carpet and an original capped feature fireplace.

FAMILY ROOM

17'7" x 18'4" (5.37 x 5.60)

A spacious room with a glorious view of the garden. Bathed in natural light from the fully glazed rear facing aspect. With further 3 x uPVC windows, double doors that open to the garden, 3 x radiators and a fitted carpet.

WC

A uPVC window with opaque glass, a vanity style wash basin, low flush WC and a chrome towel radiator.

UTILITY

A handy utility with plumbing for a washer/dryer.

MASTER BEDROOM

10'9" x 14'6" (3.29 x 4.42)

A spacious bedroom with fitted wardrobes and a uPVC window overlooking the rear garden, with a central heating radiator and fitted carpet.

BEDROOM TWO

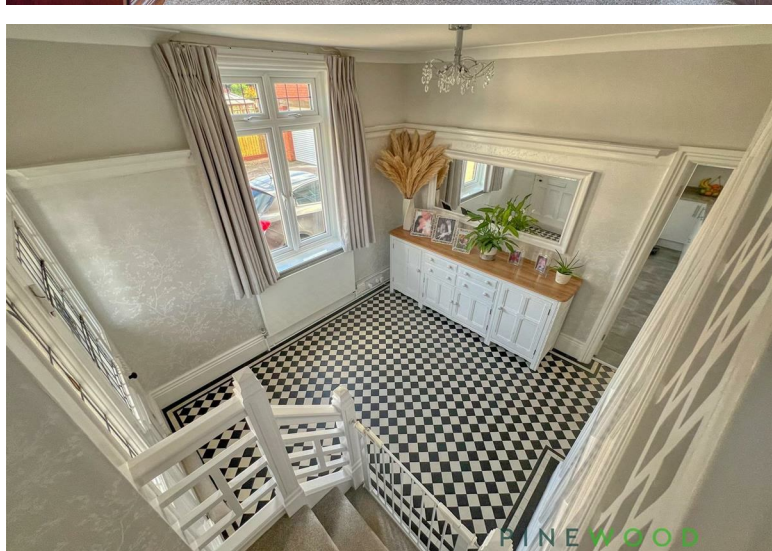
12'11" x 15'3" (3.95 x 4.65)

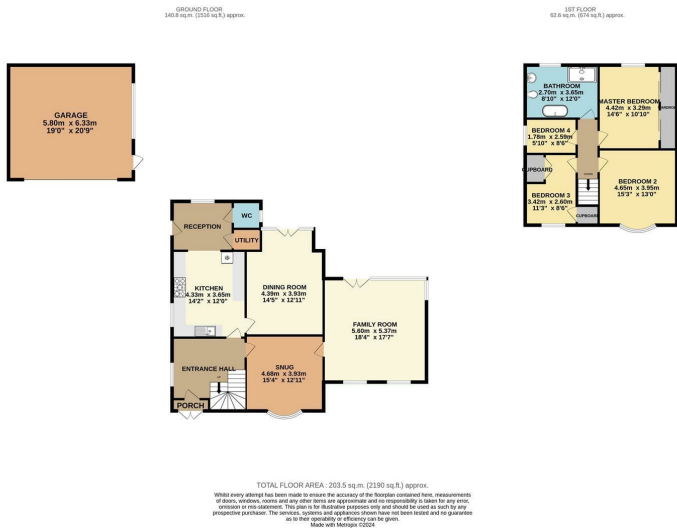
To the front aspect with a lovely Bow Window and central heating radiator that follows the same profile. With a picture rail and fitted carpet.

BEDROOM THREE

8'6" x 11'2" (2.60 x 3.42)

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





BEDROOM FOUR / OFFICE

8'5" x 5'10" (2.59 x 1.78)
Currently used as a home office with uPVC window, central heating radiator and fitted carpet.

FAMILY BATHROOM

11'11" x 8'10" (3.65 x 2.70)
Having a Jacuzzi bath tub, double shower cubicle, pedestal wash basin and WC. Fitted storage and a uPVC window.

GARAGE

20'9" x 19'0" (6.33 x 5.80)
A double garage with shutter garage door, light and power, 2 x uPVC windows and uPVC door.

OUTSIDE

There are many features to this landscaped south facing garden, a lovely lawned area at the side and rear of the property with rural views. This is a gardener's dream. With seating areas around the garden, including large patio and slated walkway leading to an outdoor dining space and summerhouse. Additional greenhouse and potting shed along with a well maintained fish pond.

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

DISCLAIMER

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.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any other website

Mansfield branch
24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039

PINEWOOD

