



Model View, Creswell, Worksop, Notts S80 4EP

2 1 1 EPC B

£160,000

PINEWOOD



Model View Creswell Worksop Notts S80 4EP

£160,000

2 bedrooms
1 bathroom
1 reception

- Modern two-bedroom semi-detached home
- Open-plan kitchen diner with integrated appliances
- Stylish bathroom and convenient downstairs WC
- Spacious lounge with under-stairs storage
 - Driveway and attached single garage
 - Private rear garden with patio and lawn
- Peaceful residential setting, not overlooked at the front
 - Freehold
 - Council Tax Band A





Nestled in the charming area of Model View, Creswell, Worksop, this modern semi-detached house, built in 2019, offers a delightful blend of comfort and contemporary living. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a stylish home.

Upon entering, you are greeted by a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The clever design includes under-stairs storage, ensuring that the space remains tidy and functional. The heart of the home is undoubtedly the open-plan kitchen diner, which boasts integrated cooking appliances, making meal preparation a breeze. This area is perfect for family gatherings or casual dining, allowing for a seamless flow between cooking and socialising.

The property features a stylish bathroom that adds a touch of luxury to your daily routine, alongside a convenient downstairs WC, enhancing practicality for both residents and visitors.

Outside, the property benefits from parking for two vehicles, a valuable asset in today's busy world. The location itself is peaceful yet well-connected, providing easy access to local amenities and transport links.

In summary, this semi-detached house in Model View is a fantastic opportunity for those seeking a modern, low-maintenance home in a desirable area. With its thoughtful layout and contemporary features, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your own.

Entrance Hall

A welcoming entrance with a contemporary door to the front aspect, central heating radiator, consumer unit, and fitted carpet flooring offering a warm first impression.

Lounge

10'0" x 15'1" (3.07 x 4.6)

Bright and inviting with a large uPVC window to the front aspect, central heating radiator, and under-stairs storage. The room is finished with sleek laminate flooring and leads seamlessly into the kitchen diner.

Kitchen/Diner

13'7" x 7'10" (4.15 x 2.40)

Designed for modern living with a range of high-gloss wall and base units, contrasting grey work surfaces, and stylish splashbacks. Integrated appliances include a four-ring gas hob with extractor above and an electric oven. There's space at the end of the unit run for a 50/50 fridge freezer. The dining area features double patio doors that open onto the rear garden, a central heating radiator, and practical laminate flooring throughout. Access is also provided to the ground floor cloakroom.

Ground Floor Cloakroom

3'3" x 5'4" (1.0 x 1.65)

Fitted with a suspended wash hand basin with tiled splashback, a close-coupled WC, a central heating radiator, and laminate flooring—perfect for guests or busy family life.

Master Bedroom

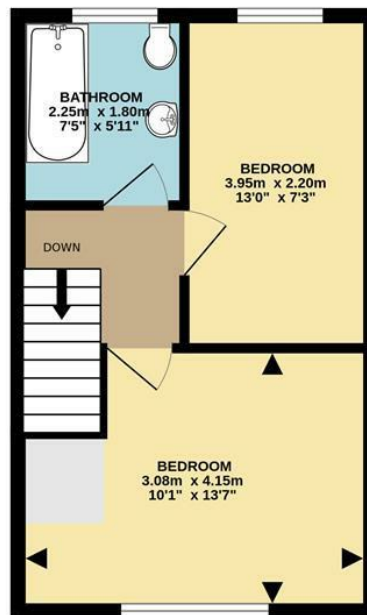
13'7" x 10'5" (4.15 x 3.20)

(Reducing to 3.20) Situated at the front of the home with an open outlook that isn't overlooked, featuring a uPVC window, central heating radiator, fitted carpet, and a convenient over-stairs storage area. Includes a wall-mounted thermostat for comfort control.

GROUND FLOOR
42.6 sq.m. (459 sq.ft.) approx.



1ST FLOOR
29.0 sq.m. (312 sq.ft.) approx.



TOTAL FLOOR AREA: 71.6 sq.m. (771 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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Bedroom Two

7'2" x 12'11" (2.20 x 3.95)

A generously sized second bedroom positioned to the rear, overlooking the garden. Complete with a uPVC window, central heating radiator, and fitted carpet.

Family Bathroom

5'10" x 7'4" (1.80 x 2.25)

A modern bathroom fitted with a panelled bath with mixer shower and screen, tiled splashbacks, pedestal wash basin, and a low flush WC. A frosted uPVC window allows natural light while maintaining privacy. Finished with laminate flooring and a central heating radiator.

Garage

8'7" x 16'10" (2.64 x 5.15)

An attached single garage with up-and-over front door, additional side door giving access to the garden, and ideal for storage or parking.

Front Exterior

A neat and welcoming frontage with a path leading to the entrance door and a small lawned garden. A side driveway provides off-road parking and access to the attached garage.

Rear Garden

A lovely enclosed garden featuring a stone patio from the kitchen doors, a laid lawn, and fenced boundaries for privacy. There is gated access to the side and direct entry to the attached garage.

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		97
(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		

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