



Pinhole Place, Creswell, Worksop, Notts S80 4WR

 3

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EPC

B

Offers In The Region Of
£225,000

P I N E W O O D

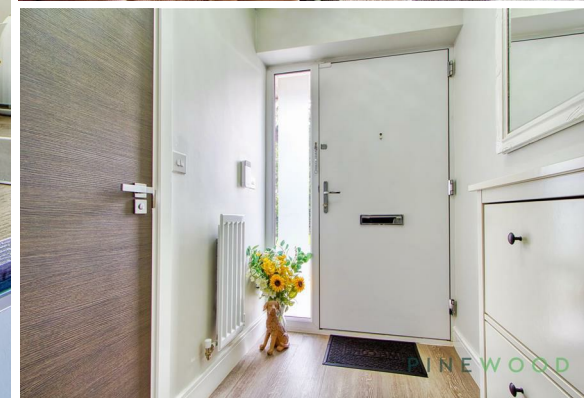


Pinhole Place Worksop Notts S80 4WR

Offers In The Region

3 bedrooms
1 bathrooms
1 receptions

- Old Avant Homes Spec
- Fully improved garden with paved area, decking and grass
 - Hot Point Hob and Oven
 - Fully open plan kitchen/diner/lounge
- Bi-fold Doors leading out into the gorgeously built, fully enclosed garden
 - Perfect for families
 - Spacious bedrooms
 - Modern family bathroom
- Freehold - Council Tax Band: B
- Viewings highly recommended



A BEAUTIFUL EXAMPLE OF AN OLD AVANT HOMES SPEC SEMI, BLENDING MODERN AND ELEGANT AESTHETICS TO CREATE THIS IDEAL FAMILY HOME....

Welcome to this charming semi-detached house located on Pinhole Place in the delightful area of Creswell, Worksop. This modern new build, completed in 2021, offers a comfortable living space of 819 square feet, making it an ideal home for families or professionals seeking a contemporary lifestyle.

The property features a well-designed layout, comprising one inviting reception room that serves as the perfect space for relaxation or entertaining guests. With three spacious bedrooms, there is ample room for everyone, whether you require a guest room, a home office, or a children's space. The bathroom is thoughtfully appointed, ensuring convenience and comfort for all residents.

One of the standout features of this home is the provision for parking, accommodating up to two vehicles, which is a significant advantage in today's busy world. The location itself is peaceful yet conveniently situated, providing easy access to local amenities and transport links.

This semi-detached house is not just a property; it is a place where you can create lasting memories. With its modern design and practical features, it presents an excellent opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this lovely house your new home.

****VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND****

****Call Pinewood Properties for more information and to book a viewing****

LOUNGE

17'10" x 16'10" (5.46 x 5.14)

A lovely room featuring two central heating radiators, lovely Karndean flooring, a bi-folding door with access to the garden through it, an under the stairs storage room that also can be used as a utility room. This room is all open plan with the kitchen and dining area that cover the ground floor.

KITCHEN / DINING AREA

13'0" x 7'4" (3.97 x 2.26)

The kitchen area features a hot point hob and oven, also featuring an inset sink / drainer within the lovely worktop, an integrate fridge/freezer, dishwasher & microwave. Also adding to the modern aesthetic there is undercounter lighting that spans the entire worktop length. Also featuring a uPVC window and a central heating radiator.

ENTRANCE HALL

6'4" x 4'6" (1.95 x 1.38)

A modern welcome to the home with lovely Karndean flooring throughout the ground floor.

WC

5'6" x 4'11" (1.68 x 1.51)

Situated next to the entrance hall, this lovely little room features the same Karndean flooring, a low flush wc and a pedestal hand wash basin, along with a uPVC window with frosted glass for privacy and a central heating radiator.

BEDROOM 1

10'0" x 9'3" (3.05 x 2.84)

This modern and elegant principal bedroom features a plush fitted carpet, a central heating radiator, a uPVC window and a fitted wardrobe with sliding doors for access and shelving within.

BEDROOM 2

11'3" x 9'3" (3.44 x 2.84)

Another spacious double room featuring a fitted carpet, a central heating radiator and a uPVC window overlooking the garden.

BEDROOM 3

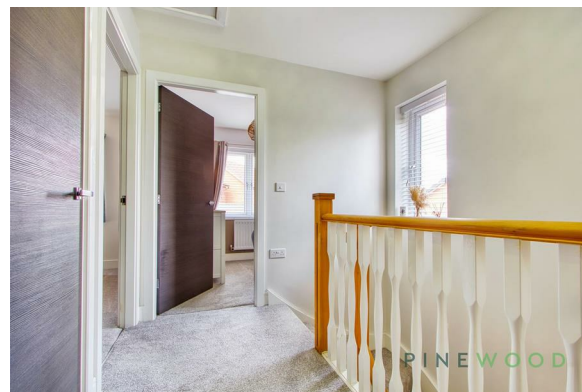
7'8" x 8'0" (2.36 x 2.44)

This final single room features a uPVC window, a central heating radiator and a lovely fitted carpet.

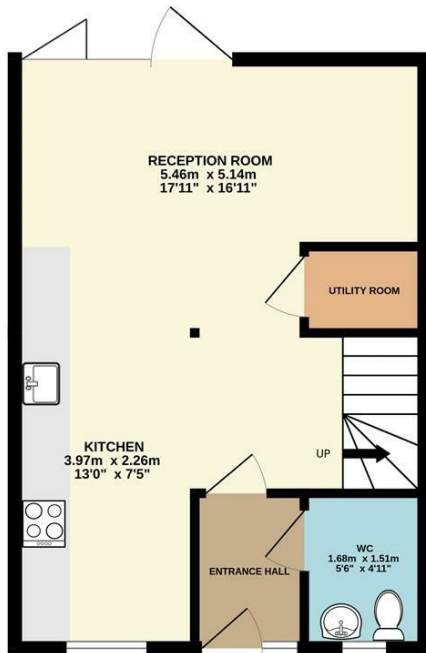
FAMILY BATHROOM

5'6" x 7'9" (1.70 x 2.37)

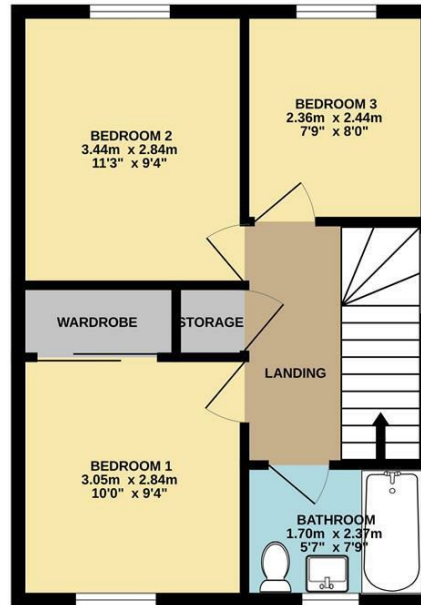
Another well appointed family bathroom featuring tiled splash back, a bath and shower above it along with a suspended hand wash basin, a low flush wc and a uPVC window with opaque glass for privacy.



GROUND FLOOR
38.1 sq.m. (410 sq.ft.) approx.

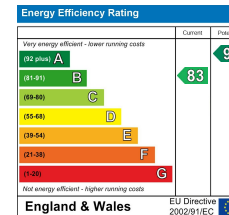


1ST FLOOR
38.0 sq.m. (409 sq.ft.) approx.



TOTAL FLOOR AREA : 76.1 sq.m. (819 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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EXTERIOR

This lovely property features a large rear garden area that has had a lot of improvements made to it, paving areas, grass and decking added to the back of the garden. A shed is also in the garden perfect for any storage need you might have.

To the front of the property you have a lovely grass area and trees, creating a break from the estate and allowing a bit of nature to take hold, also featuring a drive big enough for 2 cars and this ends up leading to the rear gate that takes you through to the garden.

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.

A RESERVATION AGREEMENT MAYBE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

GENERAL INFORMATION

EPC: B

COUNCIL TAX BAND: B

TOTAL FLOOR AREA: 76.1 sq.m. (819 sq.ft.) approx

FULLY UPVC DOUBLE GLAZED

GAS CENTRAL HEATING

OLD AVANT SPEC:

Bi-fold doors, white doors with chrome handles, Hotpoint appliances, energy efficient heating and lighting and much more...

Shared 3.92 acres of land

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