



Rowan Crescent, Crabtree Park, Worksop, Notts S80 1BA

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Offers Over £300,000

PINEWOOD



# Rowan Crescent Crabtree Park Worksop Notts S80 1BA

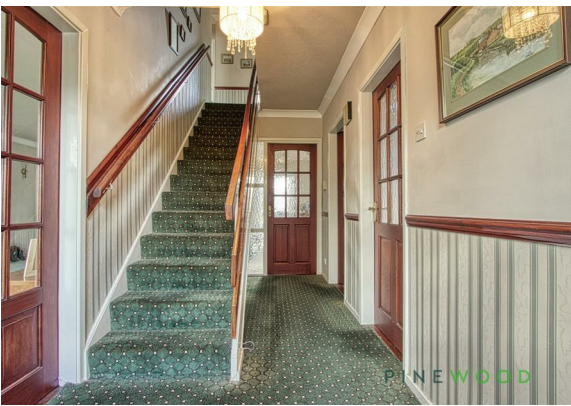


## Offers Over £300,000

**3 bedrooms**  
**1 bathroom**  
**2 receptions**

- 3 spacious bedrooms
  - 1 shower room
- 1 dual aspect lounge + Study
  - Detached house style
  - Located in Crabtree Park
    - Near local schools
  - Close to transport links
  - Quiet residential area
  - Council Tax Band D
    - Freehold





Nestled in the charming area of Crabtree Park, Workstop, this delightful detached house on Rowan Crescent offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host gatherings or enjoy quiet evenings at home.

The layout of the house is both practical and appealing, ensuring that every corner is utilised effectively. The shower room is conveniently located, serving the needs of the household with ease. The surrounding area is known for its friendly community atmosphere, with local amenities and parks just a stone's throw away, enhancing the appeal of this lovely home.

This property presents an excellent opportunity for those looking to settle in a peaceful yet accessible location. With its spacious interiors and welcoming environment, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming house your new home.

#### Front Exterior

The front exterior of the property features a large block paved driveway with parking space for several vehicles. The house has a mixed façade of stone and cladding, with a covered porch and attached garage. Mature hedging and shrubs border the driveway, creating a welcoming approach.

#### Hallway

A bright and welcoming porch leads into the spacious hallway, which features traditional décor and wooden banister. The hallway provides access to the study, cloakroom WC, lounge, and kitchen/diner, while stairs ascend to the first floor landing.

#### Lounge

12'11" x 23'10" (3.94 x 7.27)

The lounge is a generous size with a classic stone fireplace as its focal point, complemented by large windows that flood the room with natural light. Sliding doors open onto the rear garden, creating a seamless connection between indoor and outdoor living spaces.

#### Kitchen/Diner

12'0" x 16'11" (3.66m x 5.15m)

The kitchen/diner is a spacious, well-equipped room featuring wood-finish cabinetry and ample counter space. A large window over the sink overlooks the garden, and a back door provides access to the garage and lean-to. There is plenty of room for a dining table to enjoy meals in a bright and airy setting, with integrated hob, oven grill and fridge freezer.

#### Study

7'11" x 10'5" (2.42m x 3.18m)

The study is a compact yet functional room situated just off the entrance hall. It offers a quiet space for work or hobbies, with a neutral décor and carpeting that matches the hallway.

#### WC

5'6" x 5'9" (1.67 x 1.76)

The cloakroom WC features a practical layout with a toilet and a pedestal sink. It has a wooden effect vinyl floor and a small window that allows natural light to enter.

#### Landing

The landing at the top of the stairs is spacious, with a large window overlooking the rear garden, flooding the area with natural light. It provides access to the three bedrooms and the shower room, with storage cupboards conveniently positioned.

#### Master Bedroom

14'2" x 11'11" (4.31m x 3.63m)

The master bedroom is a spacious double room with neutral décor and carpeting. A large window provides plenty of natural light and pleasant views over the front garden. The room features ample space for furniture and storage. With some integrated storage over the stairs.

#### Bedroom 2

14'2" x 13'7" (4.31m x 4.15m)

Bedroom 2 is another generous double room with a large window overlooking the front garden and a further window to the side aspect, allowing for natural daylight. It is carpeted and neutrally decorated, offering a calm and comfortable space. With some integrated storage over the stairs.

#### Bedroom 3

9'3" x 11'11" (2.82m x 3.64m)

Bedroom 3 is a comfortable single room with carpeting and a window that overlooks the rear of the property. It is well-lit and suitable for use as a bedroom or additional study space.

#### Shower Room

8'1" x 9'7" (2.46m x 2.93m)

The shower room is a modern and spacious bathroom featuring a large walk-in shower with glass screen, a toilet, and a wash basin set within a vanity unit. The room is finished with tiled walls and a wood-effect floor, with a frosted window for privacy.

#### Rear Garden

The rear garden is a generous, mature space offering a peaceful setting with a well-maintained lawn, a variety of mature trees and shrubs, and a charming pond. A paved patio area is ideal for outdoor seating and entertaining, while the garden extends to provide plenty of room for gardening or relaxation.

#### 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.

#### Reservation Agreement

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.

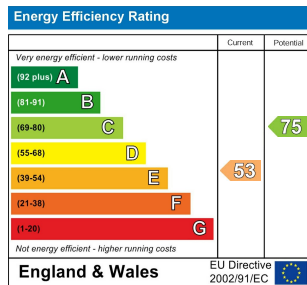
We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

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 Info

Boarded loft with light  
House Alarm  
West Facing Garden



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24 Albert Street  
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33 Holywell Street,  
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