



Model View, Creswell, Worksop, Nottinghamshire S80 4EP

2 1 1 EPC B

Offers In The Region Of £165,000

PINEWOOD



Model View Creswell Worksop Nottinghamshire S80 4EP

**Offers In The Region Of
£165,000**

**2 bedrooms
1 bathrooms
1 receptions**

- Freehold - Council Tax Band: A - EPC rated: B
- Spacious kitchen / diner with modern appliances
 - Two cosy bedrooms
 - Spacious reception room
- Contemporary bathroom, with a downstairs WC located under the stairs
 - Semi-detached house - Built in 2019
- Close to local amenities - Easy access to transport links
 - Ideal for first-time buyers
- Stunning garden with rear access into the garage
 - Quiet residential area



****NO CHAIN ON THIS LOVELY HOME PERFECT FOR FIRST TIME BUYERS OR INVESTORS****

A warm welcome to this charming semi-detached house located in the desirable area of Model View, Creswell, Worksop, Nottinghamshire. Built in 2019, this modern property offers a delightful blend of contemporary living and comfort, making it an ideal choice for first-time buyers or those looking to downsize.

Spanning an impressive 782 square feet, the home features a well-proportioned reception room that invites natural light, creating a warm and welcoming atmosphere. The two bedrooms provide ample space for relaxation and rest, while the bathroom is thoughtfully designed for convenience and style.

The heart of the home is undoubtedly the kitchen, which boasts modern fittings and ample storage, perfect for culinary enthusiasts. Whether you are preparing a family meal or entertaining friends, this space is both functional and inviting. Including integrated fridge freezer, hob and oven, stainless steel sink unit and a dishwasher.

Outside, the property benefits from parking for up to three vehicles, a valuable asset in today's busy world. The surrounding area offers a peaceful environment, ideal for those who appreciate a quieter lifestyle while still being within easy reach of local amenities.

This semi-detached house is not just a property; it is a place where memories can be made. With its modern features and convenient location, it presents a wonderful opportunity for anyone looking to settle in a friendly community. Don't miss the chance to make this lovely house your new home.

Video Tour available, take a look around!

Contact Pinewood Properties for more information or to book a viewing!

Lounge

15'3" x 10'0" (4.64m x 3.05m)

This welcoming lounge offers a comfortable space with a window at the front that fills the room with natural light. It flows effortlessly into the kitchen/diner, creating a practical layout for everyday living and entertaining.

Kitchen/Diner

8'5" x 13'4" (2.57m x 4.07m)

The kitchen/diner is a bright and practical area, featuring a double door opening to the outside, perfect for bringing in fresh air or accessing the garden. The kitchen is fitted with modern integrated appliances such as a fridge freezer, dishwasher, hob, oven and stainless steel sink unit, with space for dining, making it ideal for casual meals and family time.

Downstairs WC

There is an understairs WC that features contemporary tiling, central heating radiator and a low flush WC with a vanity sink unit including storage underneath.

Bedroom 1

10'3" x 10'0" (3.13m x 3.05m)

Bedroom 1 is a comfortable double room that benefits from a built-in wardrobe, providing useful storage while maximising the space available. The room is well-lit by a window, creating a cosy yet airy atmosphere.

Bedroom 2

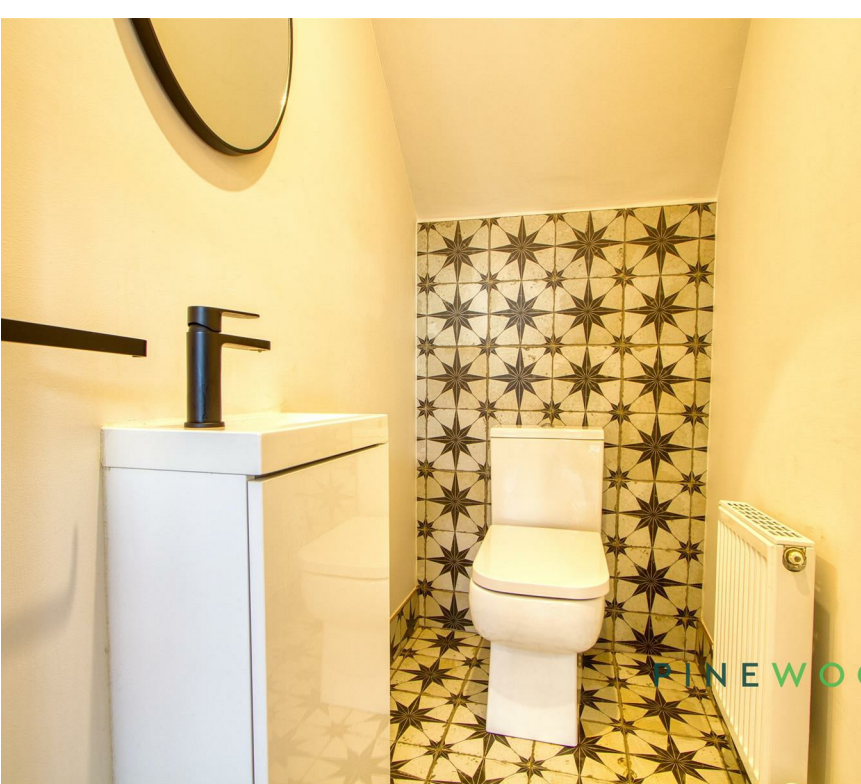
12'10" x 7'6" (3.92m x 2.28m)

Bedroom 2 is a slightly narrower double room, ideal as a second bedroom or guest room. It enjoys natural light from a window and offers a peaceful retreat with enough space for essential bedroom furniture.

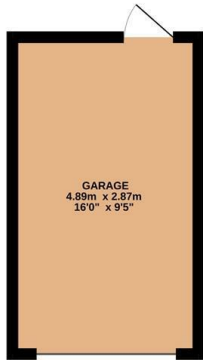
Bathroom

7'5" x 5'10" (2.26m x 1.79m)

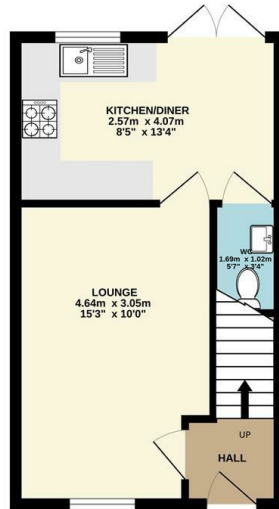
The bathroom is a neatly arranged space featuring a bath, toilet, and washbasin. It sits conveniently beside the bedrooms, providing easy access for the household.



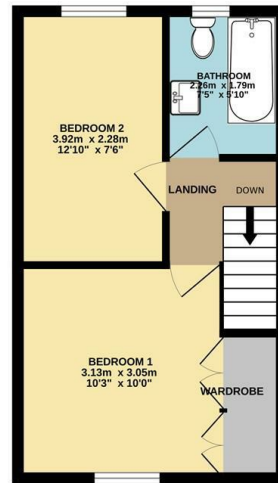
BASEMENT
14.0 sq.m. (151 sq.ft.) approx.



GROUND FLOOR
29.3 sq.m. (315 sq.ft.) approx.



1ST FLOOR
29.3 sq.m. (315 sq.ft.) approx.



TOTAL FLOOR AREA : 72.6 sq.m. (782 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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Garage

16'0" x 9'5" (4.89m x 2.87m)

The garage offers secure and spacious storage for a vehicle or additional household items. It is accessed via an external door and measures generously to accommodate various uses.

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.

General Information

EPC: B

Total Floor area: 782 sq. ft. Approx

Council Tax Band: A

Gas Central Heating, Combi Boiler

uPVC Double Glazing

Parking for up to 3 cars

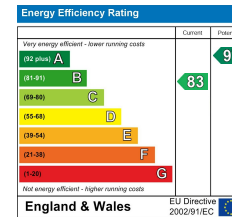
Reservation Agreement

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.



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

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