



Hartington Drive  
Creswell, Worksop  
Offers In The Region Of £175,000



**PINEWOOD**  
PROPERTIES

*Est. 2004*

**THIS WELL PRESENTED AND PROPORTIONED DETACHED BUNGALOW IS SITUATED ON THE SOUGHT AFTER ESTATE OF ELMFIELDS IDEALLY LOCATED FOR ALL LOCAL AMENITIES AND IS BEING OFFERED WITH NO UPWARD CHAIN**

- \* **TWO BEDROOMS**
- \* **CORNER PLOT**
- \* **GARDENS TO FRONT, SIDE & REAR**

- Lounge
- Kitchen
- Conservatory
- Bathroom
- Gas Central Heating & UPVC Double Glazing
- Two Bedrooms
- Gardens to Three Sides
- Private Off Road Parking & Single Garage
- Good Transport Links at J30 M1, Railway Station & No 77 Bus Route
- Close to Countryside Walks & Creswell Craggs

## **ACCOMMODATION**

Entrance is gained through the side double glazed door into the;

### **PORCH**

Being of upvc double glazed construction set to a dwarf wall and having a wooden single glazed door opening to the;

### **ENTRANCE HALL**

Having a central heating radiator, dark oak effect laminate flooring, dado rail to the walls, two built-in storage cupboards one housing the hot water tank, access to the loft and doors leading to the;

### **KITCHEN**

9'6" x 7'1" (2.91m x 2.18m)

Fitted with a range of units in a high gloss cream above and below areas of easy clean roll top work surfaces inset to which is a stainless steel sink with chrome mixer tap. There is an integral CDA four ring gas hob with CDA electric oven below and extractor fan above. Also fitted is a central heating radiator, plumbing for an automatic washing machine, tiling to splash back areas, tiled effect laminate flooring, the Worcester boiler and a upvc double glazed window viewing to the front of the property.

### **LOUNGE**

18'7" x 10'4" reducing to 8'11" (5.68m x 3.17m reducing to 2.73m)

Being 'L' shaped and fitted with two central heating radiators, ornate coving to the ceiling, a mahogany fire surround with marble back and hearth inset to which is a living flame coal effect gas fire. There is a television aerial and telephone point, a walk-in upvc double glazed bay window viewing to the front of the property and a further upvc double glazed window viewing to the side.

### **BEDROOM ONE**

13'6" x 8'11" (4.13m x 2.73m)

Having a central heating radiator, a television aerial point, coving to the ceiling and upvc double glazed sliding patio doors opening to the ;

### **CONSERVATORY**

9'1" x 8'1" (2.77m x 2.48m)

Being of upvc double glazed construction set to a dwarf wall

and having power socket, ceiling light/fan and a upvc double glazed door opening to the garden.

### **BEDROOM TWO**

9'11" x 8'7" (3.04m x 2.63m)

Having a central heating radiator, coving to the ceiling and a upvc double glazed window viewing to the rear of the property.

### **BATHROOM**

7'2" x 5'4" (2.20m x 1.64m)

Fitted with a suite in white comprising of a panelled bath with Triton electric shower over, a pedestal wash hand basin and low flush toilet. Also fitted is tiling to splash back areas, an extractor to the wall, tiled effect laminate flooring and a upvc double glazed window viewing to the side of the property.

### **OUTSIDE**

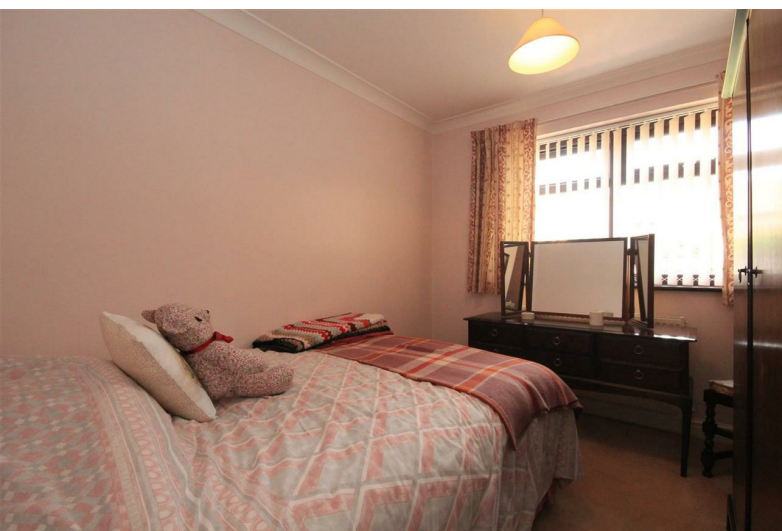
To the front of the property is a block paved driveway with wrought iron gates providing off road parking for tow/three vehicles that leads to the single brick built garage with up and over door to the front, courtesy door to the side and power and lighting within. There is a lawned garden to the front set to mature planting which then wraps around the side and rear of the property.

To the rear of the property is a small paved patio area, the lawned garden, a small pond and a wrought iron gate which leads back to the front of the property.

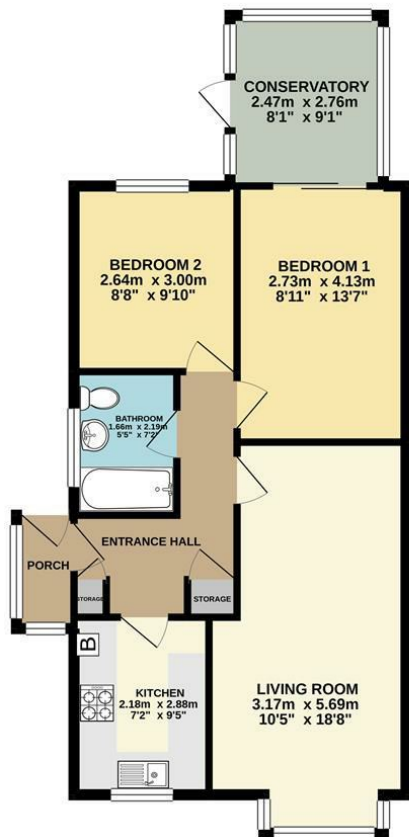
The property benefits from Solar Panels which are Leased through Ashadgreener until 2038.

The Tenure of this property is Freehold.

The Council Tax Band is B



GROUND FLOOR  
62.4 sq.m. (671 sq.ft.) approx.



Energy Efficiency Rating	
Current	Potential
89	98

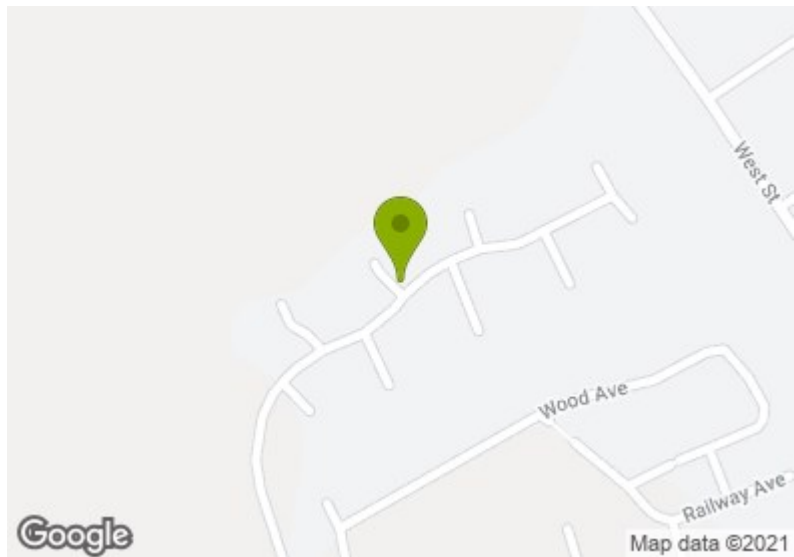
  

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
C	G

England & Wales EU Directive 2002/91/EC

TOTAL FLOOR AREA : 62.4 sq.m. (671 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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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.

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