

PINEWOOD



Colliery Street, Creswell, Worksop, Notts S80 4FD

 4  2  1  EPC B

Offers Over £280,000



JUST MOVE IN...to this stunning FOUR bedroom detached house located on Colliery Street in the charming village of Creswell, Worksop. Situated in a popular residential area and rich in local heritage, this property offers a peaceful and quiet environment, ideal for those looking to escape the hustle and bustle but still be close enough to local amenities and transport links.

The current owners have made some significant upgrades, to an already attractive, spacious family home. The property benefits from 18 photonic/Solar panels and GivEnergy 9Kw storage battery with inverter along with an EV charge point.

Entering through a new composite front door into a welcoming entrance hallway with downstairs WC. Off the hallway there is family lounge with front facing window overlooking the green opposite.

To the rear is a premium kitchen fitted in 2023 with soft close doors/drawers and plenty of modern features. Fitted with 'Quooker' tap, a very useful feature for busy families, ceramic 1.5 sink and under counter low energy efficient lighting. All appliances are by Neff including an oven with 'hide & slide' door, microwave, plate warmer, induction hob, extractor and dishwasher. The Neff oven and dish washer are part of the Neff Home Connect WiFi enabled system with voice control.

The kitchen also has space for a dining table with patio doors leading out to the rear garden. Off the kitchen diner is a useful utility room with a washing machine and tumble dryer.

Upstairs the property benefits from FOUR bedrooms, the master double bedroom with an en suite shower room. There are two further double bedrooms and one single along with a modern family bathroom.

Outside the property has a gravel driveway for up to three vehicles and a single garage. To the rear is a landscaped garden with the addition of a paved patio area.

Do not miss out on this beautiful family home. To arrange a viewing Call [PINEWOOD PROPERTIES](https://www.pinewoodproperties.co.uk)

- **FOUR BEDROOM DETACHED**
- **FREEHOLD**
- **MASTER BEDROOM WITH EN SUITE**
- **POPULAR RESIDENTIAL LOCATION**
- **COUNCIL TAX BAND- C/ EPC- B**
- **DRIVEWAY & SINGLE GARAGE**
- **MODERN OPEN PLAN KITCHEN DINER**
- **LANDSCAPED REAR GARDEN**
- **GOOD TRANSPORT LINKS- ACCESS TO M1 MOTORWAY**
- **uPVC DOUBLE GLAZING, GAS CENTRAL HEATING & SOLAR PANELS**

ENTRANCE HALL, STAIRS & LANDING

Entering through a brand new composite front door into an inviting entrance hallway with downstairs WC and under stairs store cupboard. With carpet, papered decor and a central heating radiator. Staircase leading to the first floor landing. With painted decor, carpet and a central heating radiator.

LOUNGE

16'11" x 9'9" (5.16 x 2.99)
A bright front facing lounge with views over the green opposite the property. With painted decor and two feature papered walls, carpet, a central heating radiator and a uPVC double glazed window with electric blinds.

KITCHEN DINER

8'7" x 15'10" (2.64 x 4.83)
A recently upgraded fitted kitchen with contemporary wall and base units and contrasting worktop with tiled splashback. With 1.5 ceramic sink with 'Quooker' tap. Neff appliances including a "hide & slide" Circotherm single oven, induction hob, microwave and plate warmer. There's also an integrated Neff dishwasher. The oven and dish washer are part of the Neff Home Connect WiFi enabled system so you can simply use these features by app or Alexa/Google voice control home device. With painted decor and a feature papered wall, wood effect vinyl flooring, a central heating radiator, a rear facing uPVC double glazed window with electric blind and uPVC patio doors leading out to the rear garden. There is ample space for a free standing fridge freezer and also a family dining table.

UTILITY ROOM

8'5" x 5'2" (2.57 x 1.60)
Located off the kitchen, the utility room provides additional units as well as housing the combi boiler and has space for the current Haier washing machine and tumble dryer. With painted decor and tiled splashback, carpet, a central heating radiator and a door leading out to the rear garden.

DOWNSTAIRS WC

5'11" x 2'11" (1.81 x 0.89)
A practical downstairs cloakroom with low flush WC and wall mounted sink with chrome taps. With painted decor, wood effect vinyl flooring and a central heating radiator.

BEDROOM ONE

11'10" (min) x 16'2" (3.61 (min) x 4.93)
A generous front facing double bedroom with painted decor and feature papered wall, carpet, two uPVC double glazed windows with electric blinds and a central heating radiator.

EN SUITE SHOWER ROOM

4'7" x 9'1" (1.42 x 2.77)
Located off the master bedroom and featuring a walk in shower with chrome mixer shower, low flush WC and pedestal sink with chrome taps. With tiling to the shower area, painted decor, wood effect vinyl flooring, a uPVC double glazed window with frosted glass and a central heating radiator.

BEDROOM TWO

9'2" x 12'11" (2.80 x 3.95)
A rear facing good size double bedroom with painted decor, carpet, a uPVC double glazed window with electric blind and a central heating radiator.

BEDROOM THREE

9'2" (max) x 12'1" (2.80 (max) x 3.69)
A rear facing double bedroom with painted decor, carpet, a uPVC double glazed window with electric blind and a central heating radiator.

BEDROOM FOUR

9'2" (min) x 8'10" (2.80 (min) x 2.70)
A front facing single bedroom with painted decor, carpet, a uPVC double glazed window with electric blind and a central heating radiator.

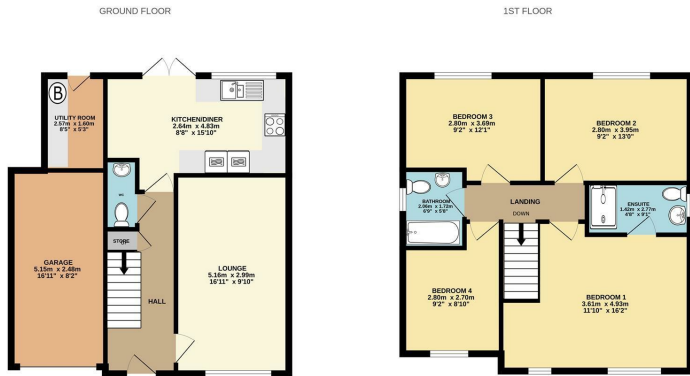
BATHROOM

6'9" x 5'7" (2.06 x 1.72)
A modern family bathroom with white suite comprising of a panelled bath with electric shower over, low flush WC and pedestal sink. With tiling around the shower area and the rest painted decor, wood effect vinyl flooring, a uPVC double glazed window with frosted glass and a central heating radiator.

GARAGE

16'10" x 8'1" (5.15 x 2.48)
Fitted with up and over door, lighting and power. The garage houses the GivEnergy 9Kw storage battery for the solar panels with an inverter *Over the summer months there's an additional bonus of a "buy back" usage scheme for all the spare electrical capacity the system produces. Fitted to the external garage wall is an EV charge point.





Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See also the EPC for the property.

OUTSIDE

The front of the property has an area of lawn and a large gravel driveway for up to three cars. There is side access at either side of the property to the rear garden.

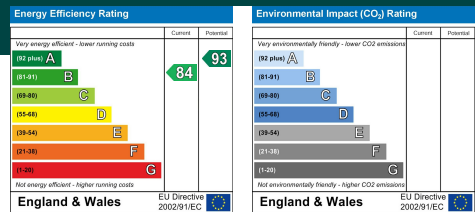
To the rear is a landscaped garden with raised beds featuring cherry trees, various bushes and shrubs and a small section laid to lawn. There's also the lovely addition of a paved patio area, great for outdoor BBQ's and relaxing. There is also benefit of an outside tap.

GENERAL INFORMATION

- Tenure: FREEHOLD
- Council Tax Band-C
- Gas Central Heating
- uPVC Double Glazing
- Solar panels with battery storage
- EV charging point
- Full fibre Broadband

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.



DISCLAIMER

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SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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