



## 11 Rock Art Close, Creswell

£265,000 Freehold

Modern detached family home with stylish interiors, U-shaped kitchen, spacious lounge, ensuite master, fitted wardrobes, landscaped garden, and private parking. Perfect for families.

Council Tax band: C

Tenure: Freehold

A beautifully presented modern detached family home offering stylish and versatile living accommodation across two floors. Finished to a high standard throughout, this property features a stunning U-shaped kitchen, spacious lounge with bi-fold doors, and elegant bedrooms with fitted wardrobes and an ensuite to the master. Outside, there's a landscaped garden, private parking, and a detached feel that's ideal for family life.





### **Kitchen/Diner**

12' 6" x 10' 5" (3.80m x 3.18m)

The kitchen and dining area is stylishly designed with a modern, muted grey colour scheme complemented by sleek cabinetry and under-cabinet lighting that highlights the white marble-effect worktops and splashbacks. Integrated appliances include a hob and oven, fridge and freezer and there is space for a central dining table, creating a practical and welcoming space for both cooking and eating. The room flows into the living area, allowing natural light to filter through the open-plan layout.

### **Utility Room**

5' 5" x 5' 4" (1.64m x 1.63m)

located under the staircase, the utility room offers practical space for laundry appliances including a washer and dryer, fitted beneath a continuation of the work surface. The room's neutral tones and clean lines provide a useful and organised area for household tasks.

### **WC**

5' 5" x 5' 4" (1.64m x 1.63m)

The WC on the ground floor is smartly finished with cream tiles and grey floor tiles. It includes a wall-mounted toilet and a small pedestal basin beneath a window, providing a convenient and discreet guest facility.

### **Living Room**

18' 3" x 10' 10" (5.56m x 3.29m)

The living room is a bright and inviting space, emphasised by large glass doors that open directly onto the rear garden patio, allowing plenty of natural light to





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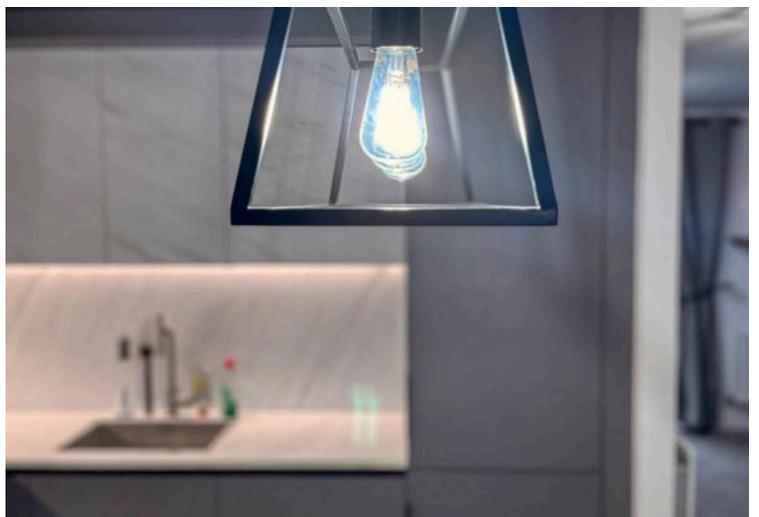
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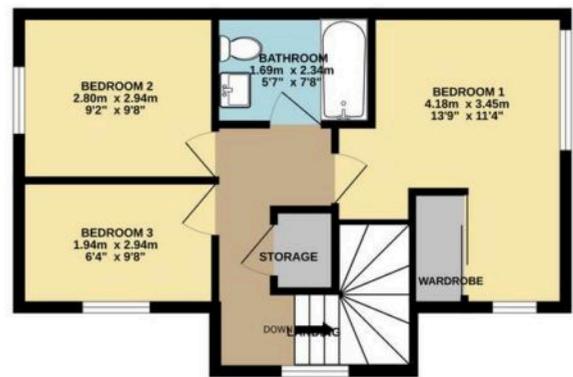




GROUND FLOOR  
43.6 sq.m. (470 sq.ft.) approx.



1ST FLOOR  
38.9 sq.m. (418 sq.ft.) approx.



TOTAL FLOOR AREA : 82.5 sq.m. (888 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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EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

