



**Hazelmere Road, Creswell, Worksop, Notts S80 4HS**



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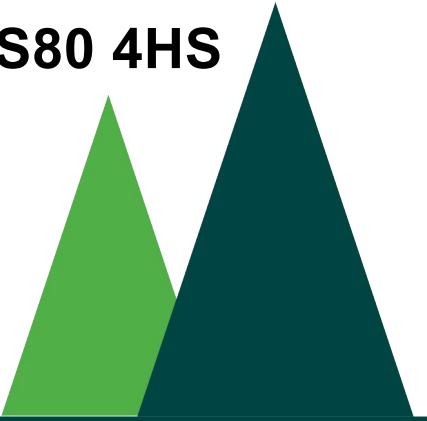


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**Offers In Excess Of £439,995**

**PINWOOD**

# Hazelmere Road Creswell Worksop Notts S80 4HS



Offers In Excess Of

£100,000

**4 bedrooms  
2 bathrooms  
2 receptions**

- 4 spacious bedrooms
- 2 modern bathrooms
- 2 cosy reception rooms
- Detached house built in 1991
- Located on Hazelmere Road
- Close to Creswell amenities
- Easy access to Worksop
  - Ideal family home
- Quiet Nottinghamshire location
- Freehold - Council Tax Band: E





Nestled on Hazelmere Road in the charming village of Creswell, Worksop, this delightful detached house offers a perfect blend of comfort and modern living. Built in 1991, the property boasts a spacious layout that is ideal for families or those seeking ample room to entertain.

Upon entering, you are greeted by two inviting reception rooms, providing versatile spaces that can be tailored to your lifestyle, whether for relaxation or hosting guests. The heart of the home features a lovely kitchen area, with modern appliances and ample worktop space for entertaining guests or feeding the family. Plus four well-proportioned bedrooms, ensuring that everyone has their own private sanctuary. The two bathrooms add convenience for busy mornings and family life.

The exterior of the property is equally impressive, with parking available for up to four vehicles, making it a practical choice for households with multiple cars or visitors. The surrounding area is peaceful, offering a sense of community while still being within easy reach of local amenities and transport links.

This property presents an excellent opportunity for those looking to settle in a desirable location in Nottinghamshire. With its generous living space and thoughtful design, it is sure to appeal to a wide range of buyers. Do not 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\*\*

#### Conservatory

9'8" x 11'11" (2.95m x 3.63m)

The conservatory is a bright and airy space featuring large windows on three sides, allowing for abundant natural light and lovely views of the garden. And has wooden effect flooring that adds warmth to the room. French doors open out on to a paved patio area, creating a seamless flow between indoor and outdoor living.

#### Dining Room

11'7" x 13'4" (3.53m x 4.06m)

The dining room exudes traditional charm with space for a lovely dining table and chairs, warmly lit by a classic chandelier. The room benefits from a bay window that looks onto the garden, flooding the space with natural light. The green paint adds character to the walls, complemented by wooden flooring, creating an inviting atmosphere for family meals and gatherings. Sliding doors connect this room to the conservatory, enhancing the sense of space and light.

#### Lounge

17'5" x 11'2" (5.30m x 3.40m)

The lounge is a cosy and welcoming space, featuring a central multi-fuel burning fireplace set against a brick surround offers a charming focal point and creates a homely ambiance. The wooden flooring and traditional wall moldings add to the room's inviting atmosphere, which is enhanced by three windows allowing natural light to filter through.

#### Kitchen

11'9" x 10'3" (3.59m x 3.12m)

The kitchen is a well-equipped and practical space with a classic style, featuring mint-green cabinetry paired with tiled splashbacks in warm neutral tones. It benefits from a large window over the sink that looks out to the garden, bringing light into the room. The kitchen houses a substantial range cooker with a cooker hood above, offering ample cooking facilities. A central breakfast bar provides casual dining space, and ceramic floor tiles add durability and ease of maintenance. There is also an arched doorway leading through to the utility room and beyond.

#### Utility Room

5'3" x 5'1" (1.60m x 1.55m)

The utility room is a compact and practical space with tiled flooring and fitted units that provide useful storage. It connects to the kitchen and a downstairs WC, serving as a functional area for laundry and additional household tasks.

#### Play Room

10'1" x 16'4" (3.07m x 4.98m)

The play room is a generous space located on the ground floor, extending to the rear with double doors that open onto the garden. It is currently used as a home office area, with tiled flooring and neutral walls creating a versatile environment. The room benefits from natural light through the patio doors, making it a bright and adaptable space for work or leisure.

#### Entrance Hall

The entrance hall offers a welcoming introduction to the home, with terracotta coloured tiled flooring and an attractive floral wallpaper. The staircase rises to the first floor, and a useful storage cupboard is positioned underneath. The hall provides access to the lounge, kitchen, and play room, making it a central hub of the ground floor.



**TOTAL FLOOR AREA : 153.6 sq.m. (1653 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. The services, systems and appliances shown only and may not 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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AGENTS

**WC**  
The ground floor WC is conveniently located off the utility room and features tiled walls in a mix of blue and cream tones. It is fitted with a traditional style WC with a wooden toilet seat and a pedestal basin, offering a practical and discreet facility for guests.

### **Bedroom 1**

**15'3" x 9'8" (4.66m x 2.94m)**

Bedroom 1 is a spacious room with space for a comfortable double bed and fitted wardrobes offering generous storage. The room benefits from a large window, filling the space with natural light. The walls are painted in a calming neutral colour, and the carpeted floor adds warmth underfoot. This room has direct access to the shower room, creating an ensuite-style convenience.

### **Shower Room**

**6'6" x 9'8" (1.97m x 2.94m)**

The shower room is accessed from Bedroom 1 and is fitted with a walk-in shower enclosure with a glass screen, a WC, and two wash basins. The walls are tiled in a warm terracotta tone, and the flooring complements the tiling, creating a modern and functional space.

### **Bedroom 2**

**12'6" x 10'2" (3.81m x 3.10m)**

Bedroom 2 is a double-sized bedroom with a bright and cheerful atmosphere thanks to a turquoise feature wall. It is carpeted and includes built-in wardrobes providing ample storage space. A large window overlooks the rear of the property, allowing plenty of natural light in.

### **Bedroom 3**

**9'3" x 13'7" (2.81m x 4.15m)**

Bedroom 3 is a generous double room featuring neutral walls, a carpeted floor, and fitted wardrobes for storage. The room enjoys natural light from a window overlooking the garden to the front.

### **Bedroom 4**

**9'6" x 7'6" (2.90m x 2.27m)**

Bedroom 4 is a smaller bedroom with soft lilac walls and fitted wardrobes. It is carpeted and has a window overlooking the front of the property, offering natural light to the room.

### **Bathroom**

**6'5" x 9'11" (1.97m x 3.03m)**

The bathroom is a well-appointed room featuring a bath with a shower attachment, a wash basin set into a vanity unit, and a WC. The walls are tiled in neutral cream shades, and the floor is tiled for practicality. A window allows natural light to fill the space. Also featuring a separate shower cubicle for your convenience.

### **A reservation agreement maybe available**

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.

### **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.

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