



Canyon Meadow, Creswell, Worksop, Derbyshire S80 4UQ

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 EPC

B

£215,000

PINEWOOD



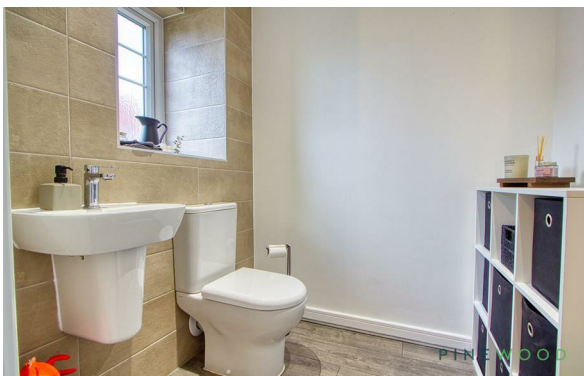
Canyon Meadow Creswell Worksop Derbyshire S80 4UQ

£215,000

**3 bedrooms
2 bathrooms
2 receptions**

- Freehold - Council Tax Band: B
 - 3 spacious bedrooms
 - 2 modern bathrooms
 - 2 cosy reception rooms
 - Semi-detached house
- Located in Creswell, Worksop
 - Close to local amenities
- Easy access to transport links
 - Ideal for families
 - Viewing recommended





Nestled in the charming area of Canyon Meadow, Creswell, Worksop, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it easy to host gatherings or enjoy quiet evenings at home.

The house features two bathrooms, ensuring that morning routines run smoothly for everyone. The layout is thoughtfully designed to maximise space and functionality, catering to modern living needs.

Outside, the property boasts parking for two vehicles, a valuable asset in today's busy world. The location itself is a peaceful retreat, yet it remains well-connected to local amenities and transport links, making it easy to access the wider area.

This semi-detached house in Canyon Meadow is a wonderful opportunity for those looking to settle in a friendly community while enjoying the comforts of a spacious home. Don't miss the chance to make this property your own.

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

Kitchen/Dining Room

17'0" x 17'9" (5.17m x 5.42m)

The entrance hall welcomes you with a refined console table and a round mirror, creating a bright and inviting space with natural light from a side window. The hallway flows seamlessly into the open-plan kitchen and dining area, where sleek white cabinetry with integrated handles and grey stone-effect upper cupboards provide ample storage and a contemporary aesthetic. The kitchen is fitted with modern appliances including an induction hob set against a stainless steel splashback, an oven, and a dishwasher, complemented by a stainless steel sink. The adjoining dining area comfortably seats six, positioned near a cosy lounge space featuring a large window and glass doors that open to the rear garden, flooding the room with daylight. Wood-effect flooring extends throughout, enhancing the modern and cohesive feel.

Lounge

7'1" x 17'9" (2.17m x 5.42m)

The lounge is a comfortable and bright space featuring a large set of patio doors that open directly onto the rear garden, allowing for plenty of natural light and easy access to outdoor living. The floor is finished with the same wood-effect flooring as the kitchen/dining area, creating an open and welcoming environment.

WC

5'7" x 5'2" (1.71m x 1.57m)

The ground floor WC is practical and neatly designed with tiled walls around the sanitary fittings and a frosted window letting in natural light. It includes a modern toilet and a corner wash basin with simple, clean lines, ideal for guests' convenience.

Landing

The first-floor landing is bright and airy with a large window providing natural light, a neutral carpet underfoot, and crisp white walls. It gives access to three bedrooms, the bathroom, and a storage cupboard, with a staircase leading down to the ground floor.

Bedroom 1

12'6" x 9'6" (3.82m x 2.89m)

Bedroom 1 is a well-proportioned double room with a large window overlooking the garden and neutral decor that includes soft carpeting and light walls.

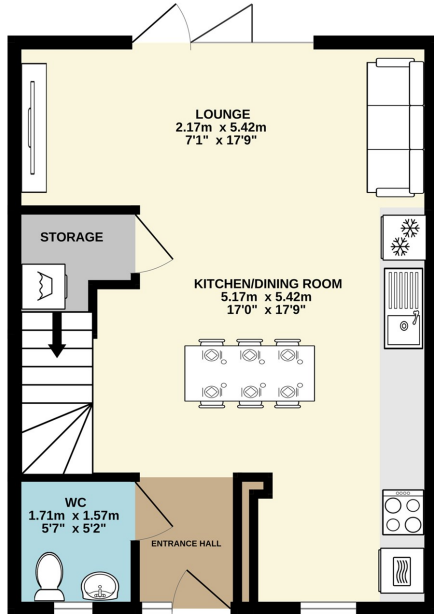
Bedroom 2

11'4" x 9'6" (3.45m x 2.89m)

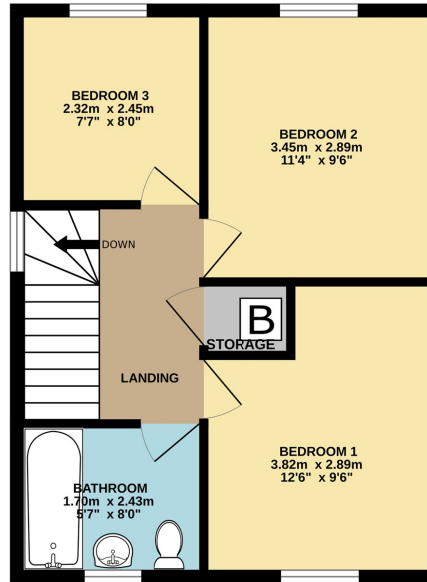
Bedroom 2 is another double room with a large window that fills the space with daylight. The room is carpeted and painted in neutral tones, perfect for personalising to your taste.



GROUND FLOOR
39.8 sq.m. (429 sq.ft.) approx.



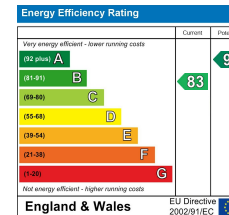
1ST FLOOR
39.8 sq.m. (429 sq.ft.) approx.



TOTAL FLOOR AREA : 79.6 sq.m. (857 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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Bedroom 3

7'7" x 8'0" (2.32m x 2.45m)

Bedroom 3 is a cosy single room with a window to the front. It is simply decorated in neutral tones, with carpeted flooring and white walls, making it perfect for use as a child's bedroom, guest room, or study.

Bathroom

5'7" x 8'0" (1.70m x 2.43m)

The bathroom is tastefully finished with white subway tiles surrounding the bath, which benefits from a glass shower screen and overhead shower. A white wash basin with storage below and a toilet complete the space, which is naturally lit by a frosted window. Wood-effect flooring adds warmth to the room.

Rear Garden

The rear garden is a generously sized enclosed space, mainly laid to lawn and bordered by timber fencing. It offers a private and secure outdoor area ideal for relaxing or gardening, with a patio space adjacent to the house accessible via the lounge's patio doors, perfect for alfresco dining or entertaining.

Front Exterior

The front exterior displays a neat brick façade with two windows flanking a front door sheltered by a small canopy. The pathway and driveway lead up to the house, with a small lawn and shrubbery adding a welcoming touch to the entrance.

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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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.

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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.

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