





4 COLLIERY ROAD

CRESWELL, S80 4FR

£220,000

FREEHOLD

******GUIDE PRICE £220,000-£230,000******

Occupying an enviable position on a beautiful modern development in the highly sought-after village of Creswell, this impressive three-bedroom detached home offers stylish, spacious living throughout and is ideal for growing families, professionals and those looking for a home that's ready to move straight into. Built to a modern specification, the property benefits from a highly efficient air source heat pump central heating system and solar panels, helping to reduce energy costs while providing comfortable, sustainable living. Internally, the home features a welcoming entrance hallway, a generous living room, a superb contemporary kitchen/dining room with integrated appliances and French doors opening onto the rear garden, a downstairs WC, three well-proportioned bedrooms including a principal bedroom with fitted wardrobes and en-suite shower room, together with a luxurious family bathroom and plenty of storage.

Outside, the property enjoys a driveway providing off-road parking for several vehicles, an attractive open-plan front garden with beautiful views across the local cricket field and a generous enclosed rear garden with a lawn, paved patio and garden shed, creating the perfect space for relaxing and entertaining.

Creswell is a thriving and popular village offering an excellent range of local amenities, schools and transport links, with convenient access to Clowne, Chesterfield, Sheffield, Rotherham and Doncaster, making it an ideal location for commuters and families alike.

Kendra Jacob

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• * Spacious and beautifully presented three-bedroom detached family home. • * Situated on a sought-after modern development in the popular village of Creswell. • * Energy-efficient air source heat pump central heating system. • * Stylish contemporary kitchen/dining room with integrated appliances. • * Bright living room and welcoming entrance hallway. • * Principal bedroom with fitted mirrored wardrobes and en-suite shower room. • * Two further well-proportioned bedrooms and a modern family bathroom. • * Driveway providing off-road parking for several vehicles. • * Enclosed rear garden with lawn, patio seating area and garden shed. • * Ideally located for easy access to Clowne, Chesterfield, Sheffield, Rotherham and Doncaster.





ENTRANCE HALLWAY

Entered via a stylish composite front door, the welcoming entrance hallway features a staircase rising to the first-floor landing, a central heating radiator, quality wood-effect laminate flooring, and a door leading into the living room.

LIVING ROOM

A spacious and beautifully presented living room with a front-facing uPVC double-glazed window, central heating radiator, useful under-stairs storage cupboard, quality wood-effect laminate flooring, and access through to the impressive kitchen/dining room.

KITCHEN DINER

The heart of the home, this contemporary kitchen is fitted with a stylish range of modern wall and base units complemented by quality worktops and an inset sink with mixer tap. Integrated appliances include an electric oven, induction hob with extractor hood, fridge/freezer and dishwasher, with additional space and plumbing for a freestanding washing machine. The dining area enjoys plenty of natural light from the rear-facing uPVC double-glazed windows and French doors opening onto the rear garden. Finished with quality wood-effect laminate flooring, a central heating radiator, and doors leading to the cylinder cupboard and downstairs WC.

DOWNSTAIRS WC

Fitted with a modern white suite comprising a low-flush WC and wall-mounted wash hand basin with tiled splashback. Finished with quality wood-effect laminate flooring, a central heating radiator and extractor fan.

FIRST FLOOR LANDING

A spacious landing with a central heating radiator, loft access hatch, and doors leading to three well-proportioned bedrooms and the family bathroom.

PRINCIPLE BEDROOM

A superb principal bedroom featuring a front-facing uPVC double-glazed window, central heating radiator, over-stairs storage cupboard, and a range of fitted mirrored wardrobes. A door leads through to the en-suite shower room.

EN-SUITE SHOWER ROOM

Stylishly appointed with a contemporary three-piece white suite comprising a walk-in shower enclosure with mains-fed shower, wall-mounted wash hand basin and low-flush WC. Complemented by tiled splashbacks, wood-effect vinyl flooring, a heated towel radiator, extractor fan, shaver point, and a front-facing obscure uPVC double-glazed window.

BEDROOM TWO

A generous double bedroom with a rear-facing uPVC double-glazed window, central heating radiator, and ample space for freestanding bedroom furniture.

BEDROOM THREE

A well-proportioned third bedroom with a rear-facing uPVC double-glazed window and central heating radiator.

FAMILY BATHROOM

A luxurious contemporary bathroom fitted with a white three-piece suite comprising a panelled bath with shower

mixer tap and glazed shower screen, wall-mounted wash hand basin and low-flush WC. Finished with tiled splashbacks, wood-effect vinyl flooring, a heated towel radiator, extractor fan, and a side-facing obscure uPVC double-glazed window.

EXTERIOR

To the front, the property enjoys an attractive open-plan garden, mainly laid to lawn with low-maintenance borders, together with a driveway providing off-road parking for several vehicles. Gated side access leads to the rear garden.

The enclosed rear garden offers an excellent outdoor space, being mainly laid to lawn with a paved patio seating area, ideal for entertaining and al fresco dining, together with a useful garden shed.

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Kendra
Jacob



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ADDITIONAL INFORMATION

Local Authority – Bolsover

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 896.90 sq ft

Tenure – Freehold



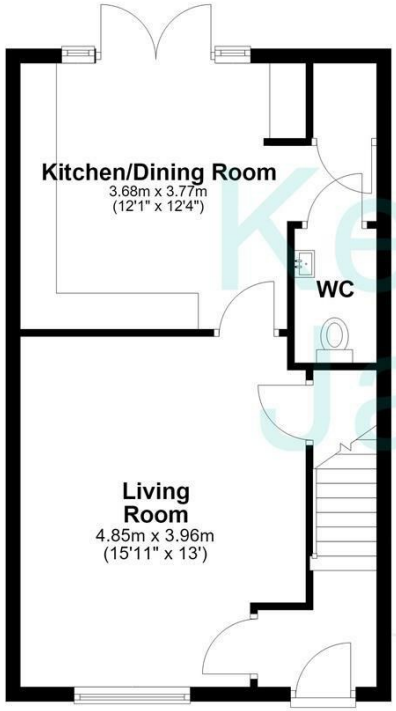






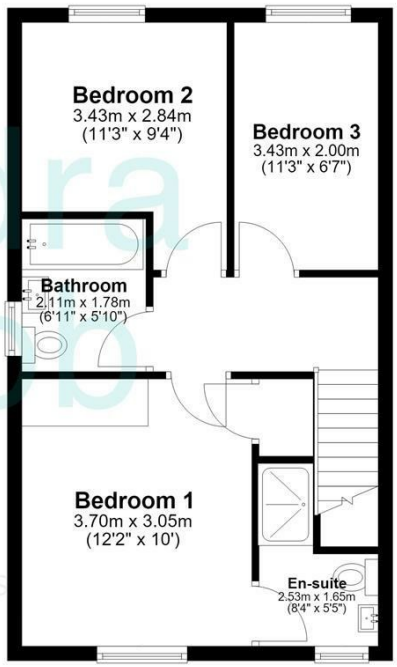
Ground Floor

Approx. 41.1 sq. metres (442.4 sq. feet)



First Floor

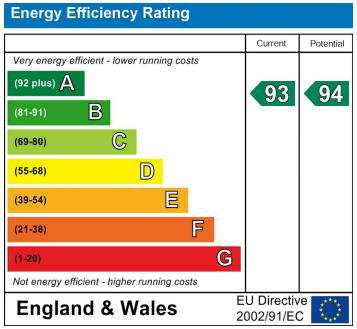
Approx. 42.2 sq. metres (454.5 sq. feet)



Total area: approx. 83.3 sq. metres (896.9 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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