



Rock Art Close, Creswell, Worksop, Derbyshire S80 4WP

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Offers In The Region Of
££££ £££

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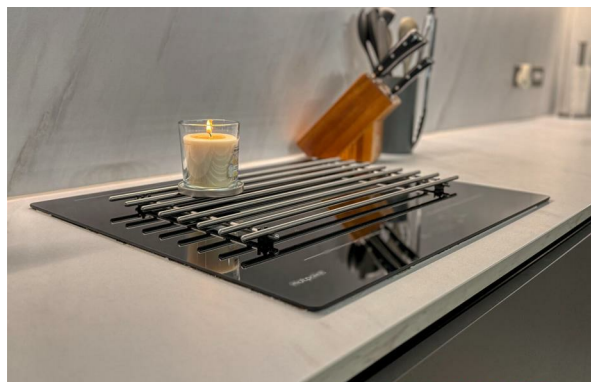


Rock Art Close Creswell Worksop Derbyshire S80 4WP

**Offers In The Region Of
£265,000**

**3 bedrooms
2 bathrooms
1 reception**

- Beautifully presented detached family home
- Contemporary kitchen with quality integrated appliances
- Spacious lounge with bi-fold doors to the rear garden
 - Stylish ensuite to the master bedroom
 - Three well-proportioned bedrooms
- Porcelain tiled flooring to kitchen, utility, and cloakroom
 - Landscaped garden with patio and lawn
 - Driveway and off-road parking
 - Freehold
- Council Tax Band: C





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 flood in. With views over the garden, this space offers a relaxing retreat for family life or entertaining guests.

Bedroom 1

9'1" x 8'9" (2.77m x 2.66m)

A generous double bedroom to the front aspect with fitted sliding wardrobes and modern neutral décor. Access to:

Ensuite

7'10" x 5'6" (2.38m x 1.67m)

Beautifully tiled, featuring a walk-in shower cubicle with rainfall and handheld shower heads, wall-mounted wash basin, chrome towel radiator, porcelain tiled flooring, and obscured uPVC window.

Bedroom 2

10'8" x 9'5" (3.26m x 2.86m)

A good size bedroom with neutral tones, fitted carpet and central heating radiator and a view of the rear garden.

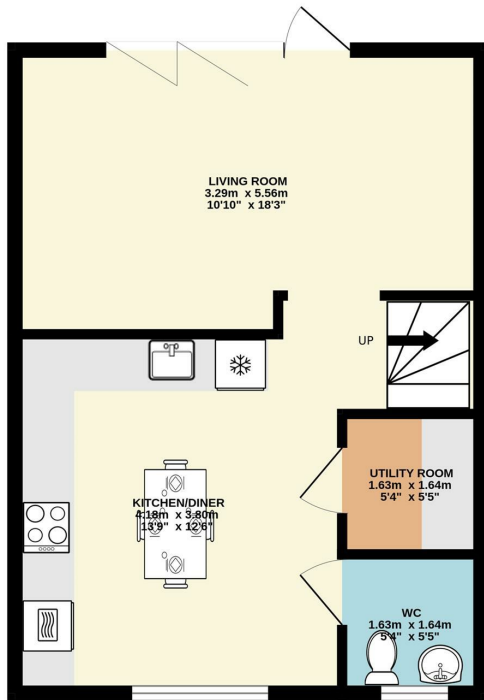
Bedroom 3

7'3" x 9'4" (2.21m x 2.85m)

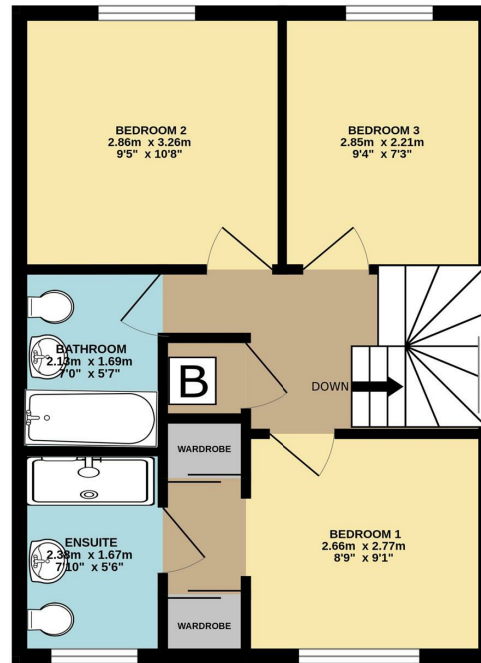
Bedroom 3 is a smaller room, currently furnished with a cot bed and decorated in soft green tones, with a window fitted with blinds. It offers a quiet space, ideal for use as a child's bedroom or a study.



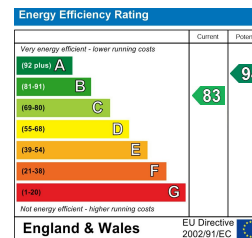
GROUND FLOOR
40.6 sq.m. (437 sq.ft.) approx.



1ST FLOOR
40.6 sq.m. (437 sq.ft.) approx.



TOTAL FLOOR AREA : 81.2 sq.m. (874 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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Bathroom

7'0" x 5'7" (2.13m x 1.69m)

The family bathroom is modern and stylish, featuring a full-sized bathtub with a fixed glass shower screen and a monochrome colour palette of white tiles and dark grey floor tiles. A wall-mounted basin and toilet complete the space, which is illuminated by recessed lighting and a large mirror to enhance the sense of space.

Front Exterior

The front exterior of the property is a traditional red brick construction with a pitched roof and a driveway providing parking space. The entrance door is set beneath a small canopy, lending a welcoming appearance to the home.

Rear Garden

The rear garden features a paved patio area leading up to a raised lawn bordered by timber retaining walls. Surrounded by a wooden fence, it enjoys a private outdoor space suitable for relaxing or children's play.

Reservation Agreement

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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