

## 11 Creek Drive , Woodlands, DN6 7FP

£190,000 - £200,000 Guide Price!! Nestled in the serene surroundings of Creek Drive, Woodlands, this stunning semi-detached house is a remarkable find for those seeking modern living. Built in 2021, this new build property spans an impressive 861 square feet and boasts a contemporary design that is both stylish and functional.

Upon entering, you are greeted by a spacious reception room that flows seamlessly into a beautifully appointed kitchen. The kitchen is a true highlight, featuring built-in appliances that cater to all your culinary needs, along with a separate dining area that is perfect for entertaining family and friends. The open-plan layout creates a warm and inviting atmosphere, ideal for modern lifestyles.

This home offers three well-proportioned bedrooms, providing ample space for a growing family or guests. The master bedroom is particularly noteworthy, as it includes an en-suite bathroom complete with a walk-in shower, ensuring a private retreat for relaxation. The additional two bedrooms are versatile and can be adapted to suit your needs, whether as children's rooms, guest spaces, or home offices.

The property is fitted with double-glazed windows throughout, enhancing energy efficiency and providing a peaceful environment. Outside the enclosed good sized garden has undergone a makeover with feature gazebo and patio area. There is convenient parking for 2 cars, adding to the practicality of this lovely home.

In summary, this extremely modern three-bedroom semi-detached house on Creek Drive is a perfect blend of comfort and contemporary design, making it an ideal choice for anyone looking to settle in a vibrant community. Don't miss the opportunity to make this exceptional property your new home.

**Guide price £190,000**

# 11 Creek Drive

, Woodlands, DN6 7FP



- VIEWING IS ESSENTIAL ON THIS MODERN 3 BED SEMI DETACHED PROPERTY
- IDEAL FOR A FIRST TIME BUYER A GREAT TURN KEY PROPERTY
- LEVEL 3 UPGRADED FEATURES ADDED TO THIS NEW BUILD HOME
- TWO MODERN BATHROOMS
- BEAUTIFULLY DESIGNED OPEN PLAN KITCHEN WITH INTEGRATED APPLIANCES
- GOOD SIZED LOUNGE WITH FEATURE BAY WINDOW
- COUNCIL TAX BAND B. GREAT EPC RATING B
- EN-SUITE TO MASTER BEDROOM WITH WALK IN SHOWER
- LARGER THAN AVERAGE CORNER PLOT WITH AMPLE PARKING
- OFFERED WITH NO FORWARD CHAIN

## LOUNGE

14'3" x 13'0" (4.35 x 3.97)

## KITCHEN / DINER

14'6" x 10'2" (4.44 x 3.12)

## DOWNSTAIRS W/C

## MASTER BEDROOM

9'1" x 13'2" (2.79 x 4.02)

## BEDROOM 2

7'9" x 11'6" (2.38 x 3.52)

## BEDROOM 3

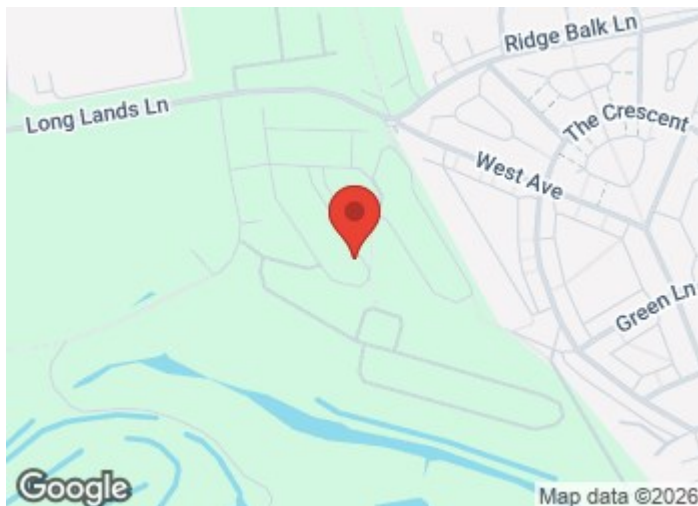
6'2" x 8'6" (1.88 x 2.61)

## BATHROOM

4'11" x 7'2" (1.52 x 2.19)

## EN-SUITE TO MASTER BEDROOM

4'7" x 8'2" (1.42 x 2.50)

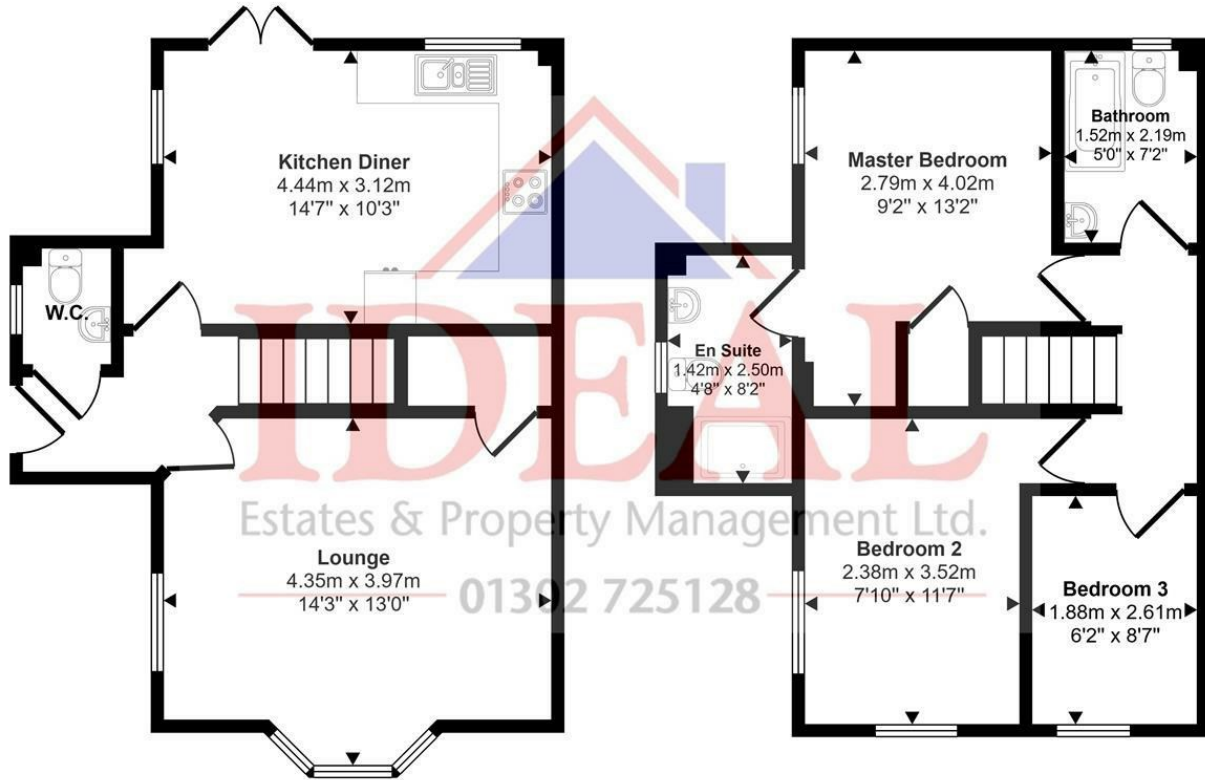


[Directions](#)



# Floor Plan

Approx Gross Internal Area  
76 sq m / 822 sq ft



Ground Floor  
Approx 38 sq m / 414 sq ft

First Floor  
Approx 38 sq m / 408 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	95		

**Energy Efficiency Rating Legend:**  
 A (92 plus) - Very energy efficient - lower running costs  
 B (81-91)  
 C (69-80)  
 D (55-68)  
 E (39-54)  
 F (21-38)  
 G (1-20) - Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating Legend:**  
 A (81-91) - Very environmentally friendly - lower CO<sub>2</sub> emissions  
 B (69-80)  
 C (55-68)  
 D (39-54)  
 E (21-38)  
 F (1-20) - Not environmentally friendly - higher CO<sub>2</sub> emissions

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