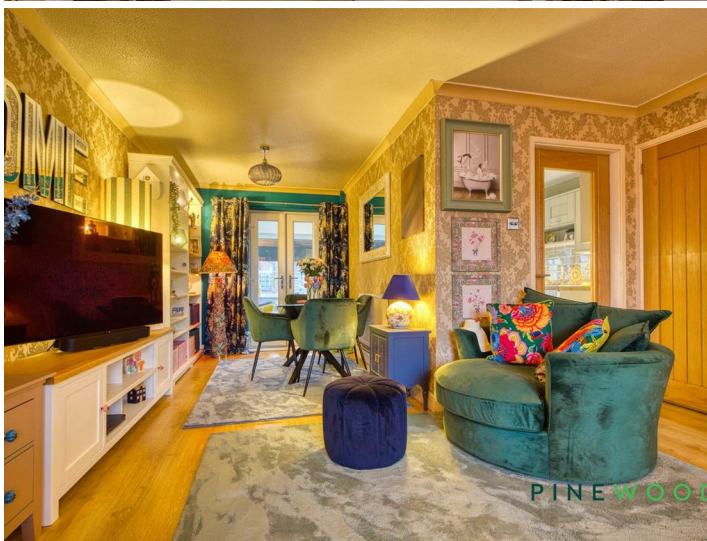
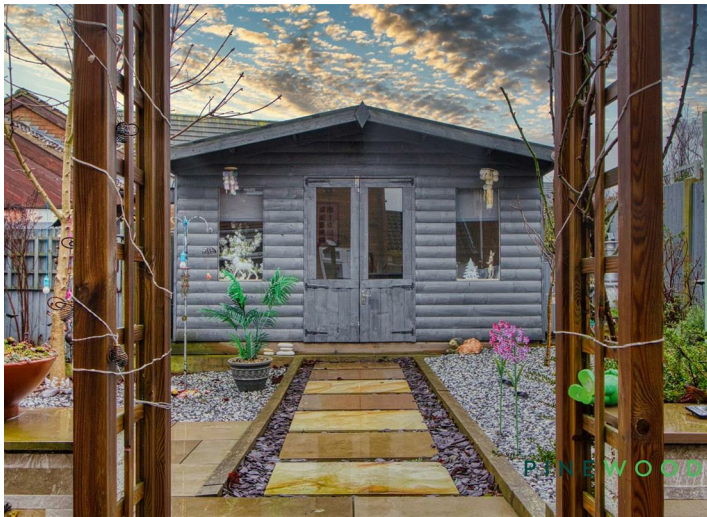




Linden Road, Creswell, Worksop, Notts S80 4JT

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Offers In The Region Of
££££ £££

PINEWOOD



Linden Road Creswell Worksop Notts S80 4JT



Offers In The Region

3 bedrooms
1 bathrooms
1 receptions

- 3 spacious bedrooms
- 1 modern bathroom
- Detached house on Linden Road
 - Built in 1990
 - Cosy reception room
- Located in Creswell, Worksop
 - Close to local amenities
- Easy access to transport links
 - Ideal family home
- Freehold - Council Tax Band: B





STUNNING DETACHED PROPERTY WITH LARGE OPEN PLAN LIVING AND SUMMER HOUSE IN THE GARDEN.

This delightful detached house offers a perfect blend of comfort and modern living. Built in 1990, the property boasts a well-thought-out layout that is ideal for families or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The room is filled with natural light, enhancing the sense of space and comfort.

The house features three generously sized bedrooms, each offering a tranquil space for rest and rejuvenation. These rooms are versatile and can easily accommodate various furniture arrangements, making them suitable for children, guests, or even a home office.

The property includes a well-appointed bathroom, designed for both functionality and style. It provides all the necessary amenities for daily routines, ensuring convenience for the household.

Outside, the property benefits from a private garden, offering a lovely outdoor space for gardening, play, or simply enjoying the fresh air. The location on Linden Road is particularly appealing, as it combines a quiet residential setting with easy access to local amenities and transport links.

This detached house is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a modern home. With its spacious interiors and lovely outdoor space, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your own.

Sitting/Dining Room

26'0" x 14'1" (7.92m x 4.30m)

This spacious sitting/dining room is beautifully arranged to maximise comfort and style. The room benefits from a large window at the front, allowing natural light to fill the space. A cosy wood-burning stove set against a tiled backdrop provides a charming focal point, adding warmth and character. The room flows seamlessly through to the dining area at the rear, which features French doors leading into the conservatory, perfect for enjoying views of the garden and bringing in plenty of daylight. Elegant patterned wallpaper and wood flooring enhance the inviting atmosphere throughout.

Conservatory

10'6" x 8'6" (3.21m x 2.59m)

The conservatory offers a bright and airy space ideal for relaxing while enjoying views of the garden. It features ample glazing on three sides, allowing natural light to flood the room. French doors open out onto the patio area, seamlessly connecting the indoors with the outdoor space, perfect for entertaining or quiet reflection.

Kitchen

10'3" x 9'3" (3.12m x 2.83m)

The kitchen is both practical and stylish, with cream-toned cabinetry that includes plenty of storage space and integrated appliances. The worktops are complemented by a tasteful tiled splashback featuring a colourful, floral pattern that adds a cheerful character to the room. A window above the sink overlooks the garden, and a door leads out to the rear patio, making it convenient for outdoor dining or gardening. The kitchen's layout maximises the available space, creating a functional area for cooking and meal preparation.

Utility Room

This well-appointed utility room is accessed from the kitchen and is fitted with additional cabinetry and plumbing for laundry appliances. It also has a door opening onto a paved side patio area, making it convenient for extra storage or as a practical space to manage household chores discreetly away from the main living areas.

Bedroom 1

15'8" x 11'1" (4.77m x 3.37m)

Bedroom 1 is a generous double room featuring a large window that fills the space with natural light. The room is furnished with a padded headboard wall and built-in mirrored wardrobes providing ample storage. Neutral tones and soft carpets create a restful atmosphere, ideal for a good night's sleep.

Bedroom 2

10'4" x 11'1" (3.15m x 3.37m)

Bedroom 2 is another comfortable double room with a window overlooking the rear garden. It benefits from a built-in wardrobe space and is finished with neutral decor and carpeting for a cosy feel.

Bedroom 3

9'9" x 6'10" (2.96m x 2.09m)

Bedroom 3 is a smaller single room, suitable as a child's bedroom, guest room or study. It has a window to the front and features warm patterned wallpaper and carpet underfoot, providing a comfortable space.

Shower Room

5'6" x 5'4" (1.68m x 1.62m)

The shower room is finished with neutral tiling and includes a glass-enclosed shower cubicle, a washbasin with vanity unit below, and a small window for natural light and ventilation.



GARAGE
12.6 sq.m. (136 sq.ft.) approx.

GROUND FLOOR
46.6 sq.m. (501 sq.ft.) approx.

1ST FLOOR
37.9 sq.m. (408 sq.ft.) approx.



TOTAL FLOOR AREA : 97.1 sq.m. (1045 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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WC

Separate from the shower room, the WC is fully tiled in a light neutral colour scheme and is fitted with a modern toilet and radiator, completing the first-floor bathroom facilities.

Hallway

The hallway provides a welcoming entrance with space for coats and shoes, featuring wood flooring and patterned wallpaper that ties in with the rest of the house. The front door has a glazed section to allow additional light into the space.

Landing

At the top of the stairs, the landing is carpeted and decorated with patterned wallpaper, linking all first-floor rooms and providing space for photos or artwork to personalise the area.

Rear Garden

The rear garden is beautifully landscaped with a paved patio adjacent to the house, ideal for outdoor furniture and alfresco dining. A path leads through the garden with borders of gravel and plants, continuing to a charming wooden summerhouse with French doors that open out to the garden. The garden is fully enclosed and includes a lawn area and planting beds, providing a peaceful outdoor retreat.

Garage

15'8" x 8'8" (4.78m x 2.64m)

The garage offers a single-car space with a roller door and provides additional storage. It measures approximately 4.78 metres by 2.64 metres (15'8" by 8'8") and is situated at the front of the property with direct access from the driveway.

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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Clowne, S43 4JN
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20 Market Street,
Clay Cross, S45 9JE
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