



Guide Price £350,000 Freehold

49 CHATSWORTH ROAD | | CRESWELL | S80 4LH

**BuckleyBrown**  
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\*\*\* GUIDE PRICE £350,000 - £375,000 \*\*\*

TURN THE KEY, START THE STORY... Situated on Chatsworth Road in Creswell is this delightful four bedroom detached family home, offering a spacious layout and an exceptional living experience. Situated in a great area, you'll be close to local amenities, schools and transport links, making this an ideal choice for your next home.

As you step inside, you will be greeted by the entrance hallway, leading nicely into the generously sized reception room, a great space to enjoy relaxing in with family. Through into the kitchen, you'll continue to be wowed, the modern and spacious room is a brilliant setting to enjoy home cooked meals. The conservatory offers further space to be enjoyed and makes for a perfect area to entertain friends and family. To complete this floor is a handy WC.

Heading upstairs this property boasts four well proportioned bedrooms, all with ample space and opportunity to make your own. The master bedroom also benefits from the luxury of its own en-suite and to complete this floor is the family bathroom.

Outside, the rear garden offers a well maintained space, complete with lawn and patio areas. The garden creates a tranquil setting to enjoy summer months with family and spend time relaxing in the sun. Additionally the property benefits from a driveway and double garage.

This house is not just a home; it is a sanctuary where cherished memories can be made. Whether you are looking for a place to settle down or seeking a spacious family residence, this property is sure to meet your needs and exceed your expectations. Do not miss the opportunity to make this lovely house your new home.

Call today to view!





#### Entrance Hallway

Allowing access into:

#### Reception Room 10'0" x 18'2"

Carpeted flooring, central heating radiator, feature fireplace and window to the front elevation. Patio doors allowing access into the conservatory.

#### Kitchen 11'1" x 18'2"

Gorgeous kitchen complete with high gloss cupboards and complimentary worktop over. Inset sink and hob with hood over. Integrated appliances and complete with stunning island. Ample space for your dining furniture.

#### Conservatory 18'6" x 10'11"

With window surround and doors allowing access onto the rear garden.

#### Bedroom One 13'1" x 8'9"

Carpeted flooring, central heating radiator and window to the front elevation. Access into the en-suite.

#### En-Suite

Hand wash basin with storage cupboard and low flush WC with storage and shower. Frosted window to the front elevation.

#### Bedroom Two 11'8" x 8'7"

Carpeted flooring, central heating radiator and window to the front elevation.

#### Bedroom Three 10'0" x 9'1"

Carpeted flooring, central heating radiator and window to the rear elevation.

#### Bedroom Four 7'6" x 5'8"

Carpeted flooring, central heating radiator and window to the rear elevation.

#### Bathroom 16'3" x 16'1"

Complete with low flush WC and hand wash basin vanity unit and bath. Frosted window to the rear elevation.

#### Outside

Well maintained rear garden with lawn and patio areas. Driveway and double garage.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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