



**Rock Art Close, Creswell, Worksop, Nottinghamshire S80 4WP**

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EPC

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**Offers In The Region Of £240,000**

PINEWOOD





# Rock Art Close Creswell Worksop Nottinghamshire S80 4WP

Offers In The Region Of  
**£240,000**

**3 bedrooms**  
**1 bathrooms**  
**1 receptions**

- 3 spacious bedrooms
- Modern detached house
  - Built in 2021
  - 1 reception room
- Located in Creswell
- Close to local amenities
- Easy access to transport
  - Family-friendly area
  - Viewing recommended
  - 888 sq ft of space







**\*\*PINWOOD ARE PLEASED TO PRESENT THIS STYLISH AND SPACIOUS HOME, FINISHED TO A HIGH STANDARD THROUGHOUT — A MUST-SEE PROPERTY.\*\***  
Welcome to this charming detached house located on Rock Art Close in the picturesque area of Creswell, Worksop. Built in 2021, this modern property offers a delightful blend of contemporary living and comfort, making it an ideal home for families or professionals alike.

Extending to an impressive 888 sq ft, this home offers a thoughtfully arranged layout designed for modern living. A generous reception room provides a welcoming space for entertaining or unwinding with family, while three well-proportioned bedrooms offer comfortable, versatile accommodation. The bathroom is neatly finished for everyday convenience.

The true centrepiece of the home is the stunning kitchen/dining area — a sleek, contemporary space with room for a large dining table, ideal for hosting. During the warmer months, the wide sliding glass doors can be opened to create a seamless indoor-outdoor flow, delivering a sociable, light-filled environment you'll be proud to call home.

One of the standout features of this home is the parking provision, accommodating up to two vehicles, which is a significant advantage in today's busy world. The location itself is serene, offering a peaceful environment while still being within easy reach of local amenities and transport links.

This property is not just a house; it is a place where memories can be made. With its modern construction and thoughtful design, it presents an excellent opportunity for those seeking a comfortable and stylish living space in a desirable area. Do not miss the chance to make this lovely home your own.

Video tour available, take a look around!

Contact Pinewood Properties for more information or to book a viewing - 01246 810519

#### Kitchen/Diner

15'10" x 10'0" (4.82m x 3.05m)

The kitchen and dining area is bright and welcoming, featuring sleek white cabinetry contrasted with textured dark grey upper units and backsplash. Under-cabinet lighting highlights the modern workspace, while integrated appliances, including ovens and an induction hob, add to the contemporary feel. The room benefits from natural light through a window and a set of glass doors that open out onto the garden, creating a pleasant flow for indoor-outdoor living and dining.

#### Lounge

15'10" x 11'10" (4.82m x 3.60m)

The lounge offers a cosy, inviting and generous space for various seating arrangements. Neutral carpeting and soft furnishings create a warm atmosphere, complemented by natural light from the windows.

#### WC

7'7" x 5'5" (2.32m x 1.65m)

The ground floor WC is styled in a modern fashion, featuring large grey and white striped wall tiles and a pale floor. The suite includes a contemporary toilet and a wall-mounted basin with minimalist fittings. The neutral tones and clean lines create a fresh, practical space.

#### Bedroom 1

13'9" x 11'4" (4.18m x 3.45m)

Bedroom 1 is a serene and comfortable double room with a soft, neutral carpet and walls enhanced by large windows that fill the room with natural light. It features a built-in wardrobe with sliding doors and provides ample space for a double bed.

#### Bedroom 2

9'2" x 9'8" (2.80m x 2.94m)

Bedroom 2 is a well-proportioned room, comfortably accommodating a bed and additional furniture. It benefits from ample natural light through a window and is presented in a neutral palette, making it a flexible space for sleeping or working.

#### Bedroom 3

6'4" x 9'8" (1.94m x 2.94m)

Bedroom 3 is a smaller bedroom with a cosy feel, ideal for a nursery or child's room. It is decorated in soft neutral tones and includes a window that lets in natural light as well as space for storage and wardrobes.

#### Bathroom

5'7" x 7'8" (1.69m x 2.34m)

The bathroom is a stylish space with large light grey floor and wall tiles, contrasted by a feature dark tile wall surrounding the bath and shower area. The white suite includes a bath with a glass shower screen, a wall-mounted towel rail, a modern basin set on a vanity unit, and a toilet. The design is contemporary and practical, ready for those relaxing showers or hectic morning routines.

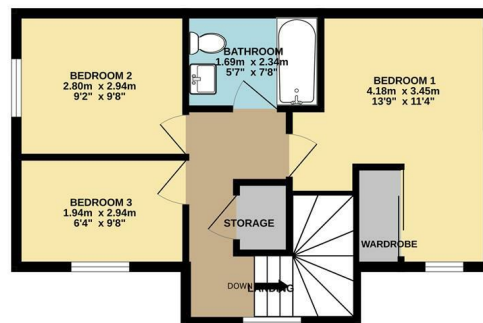
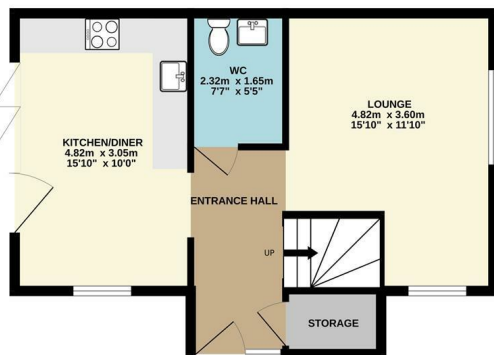
#### Rear Garden

The rear garden presents a well-maintained lawn bordered by a paved pathway that leads to a gate and a wooden shed. Surrounded by fencing and a brick wall, it offers privacy and a safe outdoor space perfect for children to play or for gardening enthusiasts to enjoy.



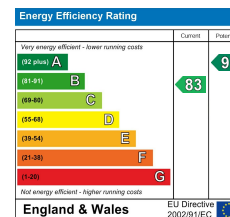
GROUND FLOOR  
43.6 sq.m. (470 sq.ft.) approx.

1ST FLOOR  
38.9 sq.m. (418 sq.ft.) approx.



TOTAL FLOOR AREA : 82.5 sq.m. (888 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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## 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.

## GENERAL INFORMATION

EPC: B  
Council Tax Band: C  
Total Floor Area: 888 sq. ft. Approx  
uPVC Double Glazing  
Gas Central Heating  
Southwest facing fully enclosed garden  
2 Allocated parking spaces located next to the garden gate

## 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.

Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
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01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039



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