



Colliery Way, Creswell, Worksop, S80 4FE

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Offers In The Region Of £200,000

P I N E W O O D



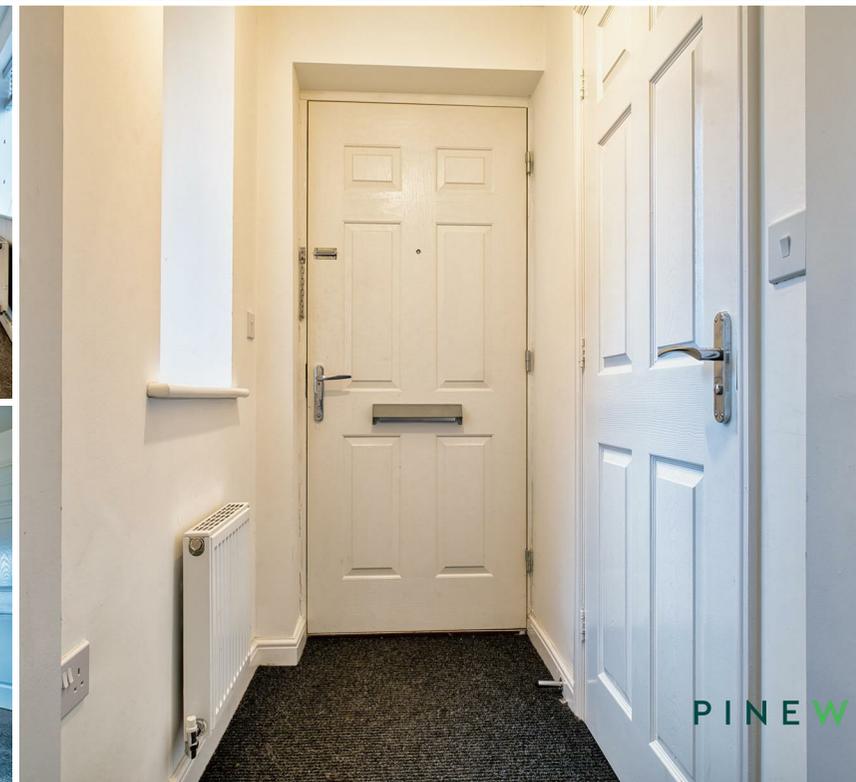
Colliery Way Creswell Worksop S80 4FE



Offers In The Region Of £200,000

**3 bedrooms
2 bathrooms
2 receptions**

- 3 Spacious Bedrooms
- 2 Modern Bathrooms
- 2 Cosy Reception Rooms
 - 740 sq ft of Space
 - Located in Creswell
 - Close to Local Amenities
- Easy Access to Good Transport Links
 - Ideal for Families
- Viewing Highly Recommended
- Charming New Property Style



Nestled in the charming area of Creswell, Worksop, this delightful property on Colliery Way offers a perfect blend of comfort and convenience. Spanning an inviting 740 square feet, this home features two spacious reception rooms, ideal for both relaxation and entertaining guests. The property boasts three well-proportioned bedrooms, providing ample space for families or those seeking a home office.

With two bathrooms, morning routines will be a breeze, ensuring that everyone has their own space. The layout is thoughtfully designed to maximise both functionality and comfort, making it an excellent choice for modern living.

One of the standout features of this property is the generous parking space, accommodating up to three vehicles, which is a rare find in this area. This added convenience is sure to appeal to families or individuals with multiple cars.

Whether you are looking for a family home or a property with potential for investment, this residence on Colliery Way is a wonderful opportunity. Its location in Creswell offers a friendly community atmosphere, with local amenities and transport links within easy reach. Do not miss the chance to make this charming property your new home.

Entrance Hall

WC

Lounge

14'7" x 14'7" (4.45 x 4.45)

A bright and welcoming space featuring a large UPVC window, neutral décor, fitted carpet, a central heating radiator, and a handy under-stairs storage cupboard.

Kitchen / Dining Area

14'7" x 9'6" (4.45 x 2.90)

A modern kitchen with marble-style laminate worktops with an integrated sink and drainer. Four-ring hob and under-counter space for a dishwasher and washing machine. Laminate flooring throughout and a spacious dining area with double patio doors leading to the rear garden.

Bedroom 1

8'2" x 12'10" (2.50 x 3.93)

A comfortable double bedroom with a UPVC window, central heating radiator, and fitted carpet.

Bedroom 2

8'2" x 11'4" (2.50 x 3.46)

Another spacious room with a UPVC window, central heating radiator, and fitted carpet.

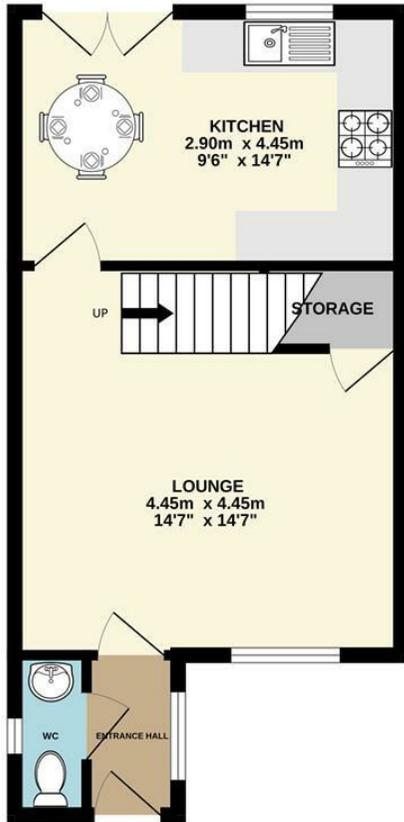
Bedroom 3

6'2" x 8'1" (1.88 x 2.48)

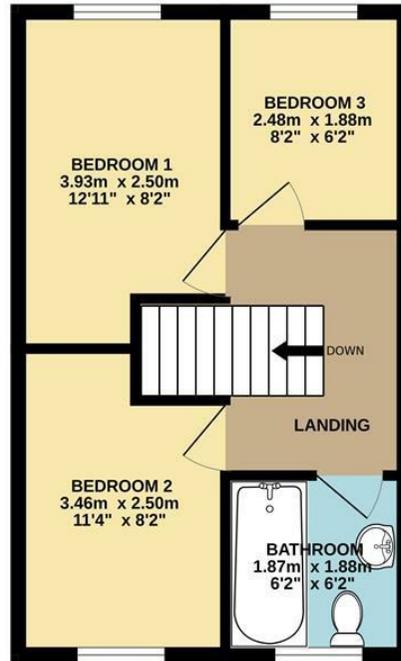
Ideal as a guest room, nursery, or home office, with a UPVC window, central heating radiator, and fitted carpet.



GROUND FLOOR
36.1 sq.m. (389 sq.ft.) approx.



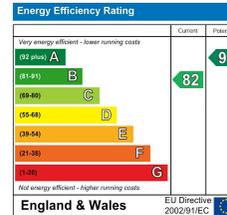
1ST FLOOR
32.7 sq.m. (352 sq.ft.) approx.



TOTAL FLOOR AREA : 68.8 sq.m. (740 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

6'2" x 6'1" (1.88 x 1.87)

Features laminate flooring, a pedestal sink, a toilet beneath a frosted UPVC window for privacy, a bath with an overhead shower, and a tiled splash back around the bath and sink.

Exterior

Graveled driveway with space for up to three cars.

Single garage, providing additional storage or parking.

Rear garden: A paved patio area leading onto a lawn, with wooden decking at the end of the garden, perfect for outdoor seating or entertaining.

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

Tenure

Freehold

Council tax band

D (£2,320 p/yr)

Mansfield branch
24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

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

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

PINEWOOD

