



Model Lane, Creswell, Worksop, S80 4BZ

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Offers In The Region Of £222,500

P I N E W O O D



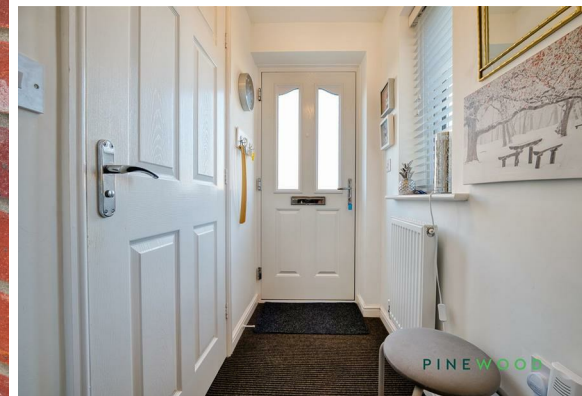


# Model Lane Creswell Worksop S80 4BZ

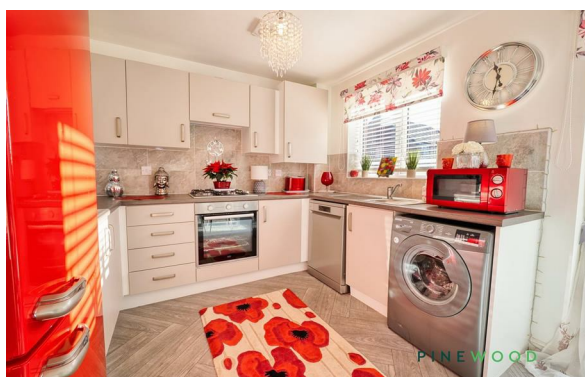
Offers In The Region Of  
**£222,500**

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

- 3 spacious bedrooms, two doubles with built in wardrobes
  - Modern detached house
- Landscaped and improved rear south facing garden
  - 1 bright reception room
- Located in Creswell, Close to local amenities
- 880 sq ft of space, ample space for a young family or first time buyers
- Ideal family home with the fully enclosed garden, space and wonderful additions
  - Detached Garage with power and lighting
- Stunning front garden, well maintained and catches the evening sun
  - Freehold - Council Tax Band: C







**\*\*STUNNING PROPERTY NOW LIVE, SOUTH FACING PRIVATE REAR GARDEN WITH AMPLE SPACE INSIDE, PERFECT FOR YOUNG FAMILIES OR FIRST TIME BUYERS.\*\***  
This property can be found in the area of Creswell, Workop, a delightful detached house on Model Lane offers a perfect blend of modern living and comfort. Built in 2021, the property boasts a contemporary design and is spread across an impressive 880 square feet, providing ample space for families or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home, ideal for both relaxation and entertaining guests. The property features three well-proportioned bedrooms, each designed to offer a tranquil space for rest and rejuvenation. The bathroom is thoughtfully appointed, ensuring convenience for all residents. With a large kitchen / diner ready for you prepare meals and feed the family or entertain the guests as you enjoy the sun beaming in through the rear windows.

One of the standout features of this home is the provision for parking, accommodating up to two vehicles, which is a rare find in many properties today. The surrounding area is known for its community spirit and accessibility to local amenities, making it an attractive choice for families and professionals alike.

With its modern construction and thoughtful layout, this property is not just a house but a place to create lasting memories. Whether you are looking to settle down or invest in a promising location, this home on Model Lane is certainly worth considering.

Contact Pinewood Properties for more information or to book a viewing!

### Hallway

This welcoming hallway features a practical front door with glazed panels allowing natural light to brighten the space. A compact radiator provides comfort, while neutral walls and flooring create a fresh and inviting entrance to the home.

### Lounge

14'6" x 14'6" (4.43m x 4.43m)

The lounge is a cosy and stylish space, adorned with soft grey carpets and walls painted in a calming neutral shade. With space for seating including a matching sofa and armchairs arranged around a striking modern electric fireplace. Natural light flows in through a window, enhancing the warm and inviting atmosphere, complemented by decorative artwork and carefully placed plants.

### Kitchen/Diner

9'6" x 14'6" (2.90m x 4.43m)

The kitchen/diner is a bright and airy area, featuring light cabinetry with sleek handles and neutral work surfaces that contrast attractively with the tiled splashbacks. Integrated appliances include an oven and gas hob, alongside space for a washing machine and dishwasher. With space for a dining table with modern chairs near double French doors that open onto the garden, filling the room with natural light and offering easy outdoor access. The flooring is a wood-effect vinyl in a herringbone pattern, adding a contemporary touch to this practical space.

### WC

This convenient ground floor WC is fitted with a white sink and toilet set against fresh white walls. A window with blinds brings in natural light, while wood-effect flooring adds warmth to the space. The room is simple and functional, designed for ease of use and maintenance.

### Bedroom 1

11'9" x 8'6" (3.59m x 2.60m)

The main bedroom is a serene spot featuring space for a large bed and other bedroom furniture. Light walls and carpeted flooring create a peaceful setting, with a window dressed in blinds letting in natural light. With a large built in wardrobe for your convenience.

### Bedroom 2

9'6" x 8'6" (2.90m x 2.59m)

Bedroom 2 offers a compact yet comfortable sleeping space with a neutral décor and carpeted flooring. The window fitted with blinds allows natural light to brighten the room, which is simply furnished to provide a peaceful retreat. With space for a double bed and other bedroom furniture. Also including a built in wardrobe with a sliding door for your convenience.

### Bedroom 3

8'9" x 6'0" (2.67m x 1.83m)

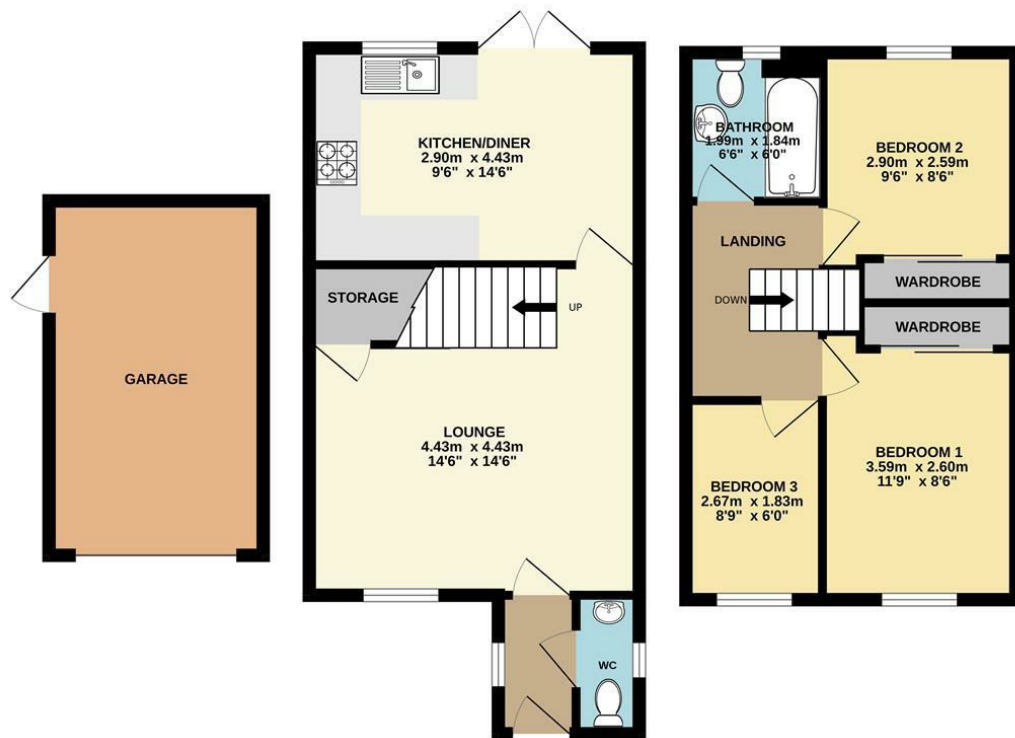
A smaller bedroom, Bedroom 3 is ideal as a child's room or study, with a window fitted with blinds to admit natural light. The neutral tones and carpeted floor create a calm environment while the room's size makes it a cosy, functional space.



GARAGE  
13.6 sq.m. (147 sq.ft.) approx.

GROUND FLOOR  
35.9 sq.m. (387 sq.ft.) approx.

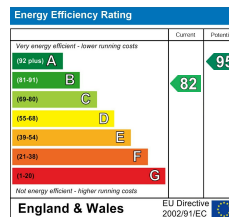
1ST FLOOR  
32.2 sq.m. (347 sq.ft.) approx.



TOTAL FLOOR AREA: 81.8 sq.m. (880 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

6'6" x 6'0" (1.99m x 1.84m)

The bathroom is equipped with a white suite including a bath with shower over, a pedestal sink, and a toilet. The walls are tiled in a light stone colour, complemented by a wood-effect floor that ties the room together in a clean, modern style. A window fitted with blinds provides natural light and ventilation, creating a bright and fresh feel throughout the space.

## Landing

The landing upstairs is a bright and airy space with neutral walls and carpeted flooring. It provides access to all three bedrooms and the bathroom, with a simple but stylish décor including framed pictures and a small console table to enhance the inviting feel of the home.

## Rear Garden

The rear garden presents a neatly maintained lawn bordered with small conifers and plants, alongside well-laid paving stones that create a patio area perfect for outdoor seating or entertaining. The garden is fully enclosed with fencing, offering privacy and a pleasant view from the kitchen/diner's French doors. Attractive garden ornaments show how you can add charm to this welcoming outdoor space that is south facing. Lots of work done here, landscaping, more privacy added and new decking added.

## Front Exterior

The front exterior of this charming detached house is characterised by red brickwork with contrasting lighter brick detailing around the windows. A neat lawn and young conifers line the path to the blue front door, which is complemented by a small porch area. To the side, a driveway leads to a single garage with matching brickwork and a pitched roof, creating a tidy and attractive street presence.

## Garage

147 sq.ft. (13.6 sq.m.)

The garage is a detached single garage with a pitched roof, accessible via a door to the side and a main up and over garage door at the front. The walls are constructed of red brickwork consistent with the house exterior, providing secure and practical storage or parking space with power and lighting.

## GENERAL INFORMATION

EPC: B  
Council Tax Band: C  
Total Floor Area: 880 sq. ft. Approx  
uPVC Double Glazing  
Combi Boiler, only 4 years old  
Detached Garage with Parking outside the front  
6 Years remaining on the NHBC Certificate  
New composite front door, new internal doors added

## 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.

## 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

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