



**Stoney View, Creswell, Worksop, Derbyshire S80 4US**

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**Offers In The Region Of £180,000**

**PINEWOOD**



# Stoney View Creswell Worksop Derbyshire S80 4US



Offers In The Region Of  
£180,000

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

- Open-plan kitchen/lounge area
  - Bi-fold doors to patio
  - 3 spacious bedrooms
- Well-fitted family bathroom
  - Utility room under stairs
  - Semi-detached house
- Located in Creswell, Worksop
  - Ideal for entertaining
  - Close to local amenities
- Freehold - Council Tax Band: B



A STANDOUT on Stoney View, Creswell, Worksop, this delightful semi-detached house offers a perfect blend of modern living and comfort. The property boasts a stunning open plan kitchen, dining room, and lounge area, creating a spacious and inviting atmosphere. The lounge is particularly impressive, featuring a large glass bi-fold door that seamlessly connects the indoor space to the patio area in the garden. This design is ideal for those warm summer months, making it a perfect setting for entertaining guests or enjoying family gatherings.

The house comprises three generously sized bedrooms, providing ample space for relaxation and personalisation. The well-fitted family bathroom ensures convenience for all, while a small utility room tucked under the stairs adds practicality to the home.

This property is not just a house; it is a wonderful opportunity to create lasting memories in a lovely community. With its modern features and inviting layout, it is sure to appeal to families and individuals alike. Don't miss the chance to make this charming residence your own.

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

### Lounge

8'6" x 17'7" (2.60m x 5.36m)

The lounge is a spacious, airy room stretching over 17 feet in length, featuring a broad expanse that invites plenty of natural light through large glass doors at the rear, which open out onto the garden. The tiled and carpeted flooring blends practicality with comfort, perfectly framing the versatile layout. Neutral walls and warm wooden accents create a welcoming space for relaxing or entertaining.

### Kitchen/Dining Room

15'11" x 17'7" (4.85m x 5.36m)

This kitchen/dining room offers an open-plan design that blends seamlessly with the lounge, creating a sociable and functional living area. It is fitted with sleek, modern units in a glossy grey finish complemented by granite-effect work surfaces. A gas hob with a black glass splashback and integrated appliances add to the contemporary feel. The pale tiled flooring enhances the bright, clean look of the space, which is ideal for both everyday family meals and entertaining guests.

### Utility Room

5'5" x 3'10" (1.66m x 1.16m)

The utility room is compact yet practical, situated conveniently off the kitchen/dining area. It houses space for a washing machine and has additional room for storage or extra appliances, making household chores more manageable while keeping the main living areas clutter-free.

### WC

5'9" x 5'2" (1.74m x 1.57m)

The downstairs cloakroom is fitted with modern sanitary ware including a sleek wall-mounted basin and a close-coupled toilet. Walls are tiled in a neutral grey, contributing to a fresh, clean feel that complements the tiled floor. It's a handy addition for guests and everyday convenience.

### Bedroom 1

10'1" x 9'3" (3.08m x 2.82m)

Bedroom 1 is a peaceful double room with a large built-in wardrobe featuring mirrored sliding doors that enhance the sense of space and light. Soft grey carpeting underfoot continues the neutral scheme, which creates a calm and restful atmosphere. The room benefits from a generous window allowing natural light to brighten the space.

### Bedroom 2

11'3" x 9'3" (3.43m x 2.82m)

Bedroom 2 is a comfortable double room with a pleasant outlook from its window. It features soft grey carpeting and neutral walls, creating a versatile space that can easily be personalised to suit individual style and needs.

### Bedroom 3

7'3" x 8'4" (2.21m x 2.54m)

Bedroom 3 is a cosy single bedroom, brightened by a window that provides natural light. Its simple decor and carpeting make it a perfect flexible space, suitable as a nursery, study, or guest room.

### Bathroom

7'1" x 8'4" (2.17m x 2.54m)

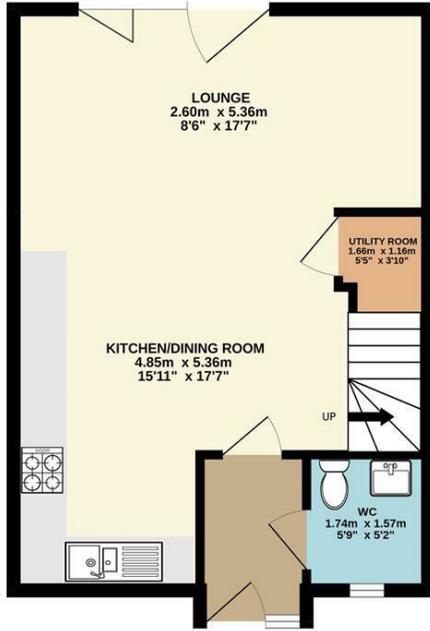
The bathroom is fitted with contemporary fixtures, including a bath with a glass shower screen, a wall-mounted basin, and a close-coupled toilet. Glossy neutral wall tiles and large floor tiles create a fresh and clean atmosphere. A frosted window offers natural light while maintaining privacy, making this a practical and stylish family bathroom.

### Rear Garden

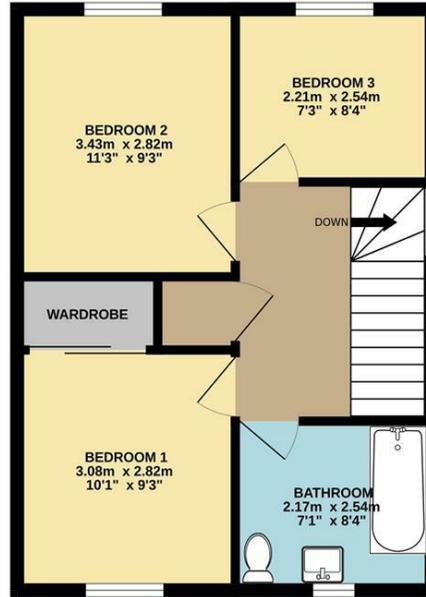
The rear garden is a good-sized, enclosed area mainly laid to lawn with a paved patio closest to the house, ideal for outdoor dining or relaxing. Raised flower beds add a touch of greenery and provide space for planting. The garden is fully fenced, ensuring privacy and security, and includes a shed for additional storage.



GROUND FLOOR  
40.4 sq.m. (435 sq.ft.) approx.

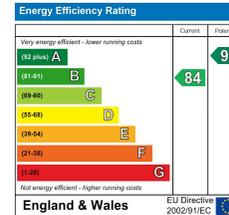


1ST FLOOR  
39.9 sq.m. (429 sq.ft.) approx.



TOTAL FLOOR AREA : 80.3 sq.m. (865 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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**GENERAL INFORMATION**

EPC:  
Council Tax Band: B  
Total Floor Area: 870 sq. ft. Approx  
uPVC Double Glazing  
Gas Central Heating  
Parking for 2 cars

**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.

**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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