

PINEWOOD



Elmton Close, Creswell, Worksop, Notts S80 4EJ

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Offers In The Region Of £165,000



THIS IS A VERY WELL PRESENTED SEMI DETACHED FAMILY HOME WHICH BOASTS A CONSERVATORY TO THE REAR AND AN ADDITIONAL SEPERATE BUILDING CURRENTLY USED AS A GARDEN ROOM WHICH WOULD ALSO MAKE A GREAT HOME OFFICE ENVIRONMENT IF REQUIRED

- * NO UPWARD CHAIN
- * THREE BEDROOMS
- * DRIVEWAY TO THE FRONT OF THE PROPERTY
- * FULLY ENCLOSED FAMILY FRIENDLY GARDEN
- * CLOSE TO LOCAL AMENITIES WITHIN CRESWELL
- * CLOSE TO COUNTRYSIDE WALK & CRESWELL CRAGS

*****VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND*****

*****CONTACT PINEWOODS TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION*****

- Well Presented Semi Detached Property
- Conservatory
- Off Road Parking
- Gas Central Heating and UPVC Double Glazing
- Close To Local Amenities & Train Station

- Three Bedrooms
- Multi Use Garden Room
- Fitted Kitchen Diner
- Enclosed Rear Garden
- Freehold property - Council Tax Band 'A'

ACCOMMODATION

Entrance is gained through the front upvc double glazed door.

ENTRANCE HALL

Fitted with a central heating radiator and the staircase allowing access to the first floor accommodation.

LOUNGE

11'8" x 12'10" (3.56 x 3.9)

Fitted with an oak effect fire surround with a marble hearth and backing inset to which is a pebbled flame gas fire. Also fitted is a gas central heating radiator, an under stairs storage cupboard, a television aerial point and a upvc double glazed window viewing to the front of the property. A door leads into the;

KITCHEN/DINER

16'5" x 9'5" (5.01 x 2.86)

Fitted with a range of units in cream above and below areas of easy clean, butchers block effect work surfaces, inset to which is a 1 1/2 bowl composite stainless steel sink unit with chrome mixer tap. Also fitted is a four ring induction hob with a stainless steel splashback, a Hotpoint electric oven below and a chimney style stainless steel extractor fan above. Further appliances include an automatic washing machine and fridge/freezer, there is facilities for a dishwasher, under cabinet lighting, upstands, a central heating radiator, tile effect laminate flooring, a upvc double glazed door allowing access to the side of the property and a upvc double glazed window viewing to the rear of the property. UPVC double glazed sliding doors allow access into the;

CONSERVATORY

8'3" x 7'4" (2.52 x 2.23)

Being of upvc construction set to a dwarf wall and fitted with cherry wood effect wooden flooring and a upvc double glazed door allowing access to the rear of the property.

Returning to the entrance hall and taking the staircase to the first floor landing which benefits from a upvc double glazed window viewing to the side of the property and access to the loft which houses the combination boiler.

BEDROOM ONE

11'9" x 9'0" (3.58 x 2.74)

Fitted with a central heating radiator, Ikea wardrobes with sliding mirrored doors, a television aerial point and a upvc double glazed window viewing to the front of the property.

BEDROOM TWO

9'5" x 9'0" (2.87 x 2.75)

Fitted with a central heating radiator, Ikea wardrobes with sliding mirrored doors, a television aerial point and a upvc double glazed window viewing to the rear of the property.

BEDROOM THREE

8'5" x 7'1" (2.57 x 2.15)

Fitted with a central heating radiator, a built in storage cupboard, a television ariel point and a upvc double glazed window viewing to the front of the property.

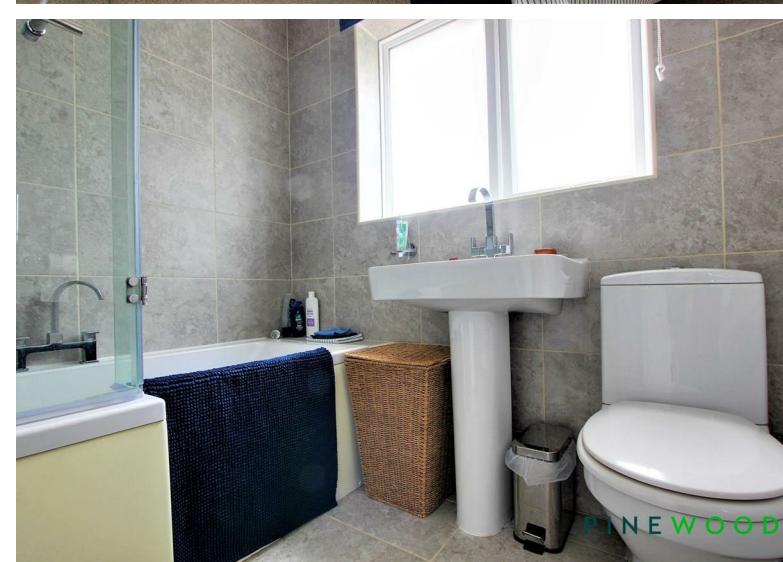
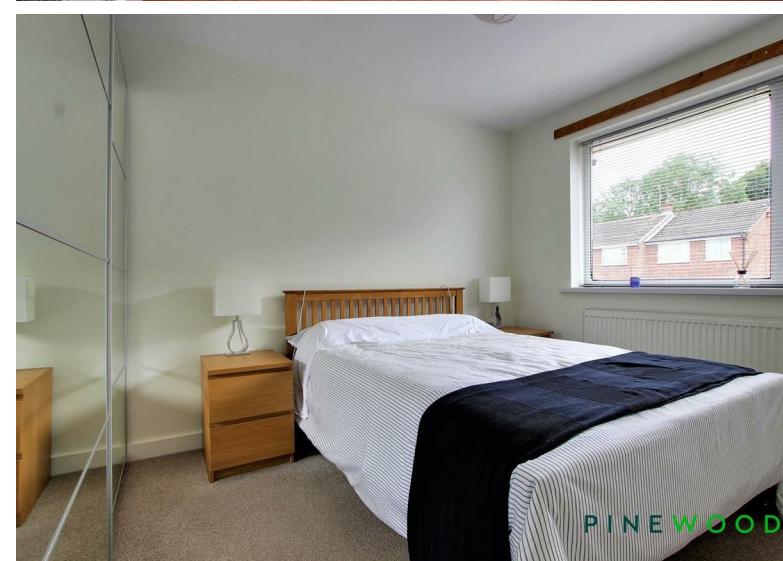
BATHROOM

6'11" x 6'1" (2.12 x 1.85)

Fully tiled and fitted with a suite in white comprising of a L shaped panelled bath with glass shower screen and thermostatic mixer valve shower above, a pedestal wash hand basin with a swan neck chrome mixer tap and a low flush toilet. Further benefits include a chrome central heating towel rail, an extractor fan, ceramic tiled flooring, spotlights to the ceiling and a upvc double glazed window viewing to the rear of the property.

GARDEN ROOM

Fitted with a wooden fire surround sat on a marble hearth, gas





Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, 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 measurements and floor areas given are approximate and no guarantee is given as to their accuracy or otherwise can be given. Made with Micros CAD.

central heating, lighting, power sockets, loft space, a upvc door allowing access to the garden, upvc double glazed patio doors allowing access to the front of the building and a upvc double glazed window viewing to the side of the building into the rear garden.

OUTSIDE

To the front of the property are wrought iron gates that allow access to a driveway suitable for 1-2 vehicles. To the front is a paved area with dwarf wall and a path leading to the front door. Mature shrubbery is set to raised borders.

From the drive is a wooden gate opening to the paved fully enclosed side & rear garden which benefits from an outside tap, light and garden shed. The garden room is accessed via the rear garden.

OTHER INFORMATION

The Property is Freehold and the Council Tax Band is A

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.



DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the solicitor.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A	(81-91)	A
(81-91)	B	(80-90)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(38-54)	E	(38-54)	E
(21-34)	F	(21-34)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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PINEWOOD