



Colliery Street, Creswell, Worksop, Notts S80 4FD

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EPC

B

£170,000

PINEWOOD



Colliery Street Creswell Worksop Notts S80 4FD

£170,000

**3 bedrooms
1 bathroom
1 reception**

- Three Bedroom Semi-detached
 - Spacious Lounge
- Modern Kitchen/Dining Area
- Convenient Ground Floor WC
- Generous Master Bedroom
 - Two Additional Bedrooms
- Contemporary Family Bathroom
 - Ample Parking & Garage
 - Freehold
- Council Tax Band : B





Nestled on Colliery Street in the charming village of Creswell, this delightful semi-detached house offers a perfect blend of modern living and comfort. Spanning an impressive 906 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern kitchen and dining area are designed with functionality in mind, featuring contemporary fittings that cater to all your culinary needs. Additionally, the convenient ground floor WC adds to the practicality of the layout, ensuring ease of access for both residents and visitors.

The generous master bedroom serves as a tranquil retreat, offering ample space for furnishings and personal touches. The contemporary family bathroom is tastefully designed, providing a stylish and comfortable space for daily routines.

Outside, the property benefits from parking for up to three vehicles, a valuable asset in today's busy world. With its age dating from 2023 onwards, this home combines modern amenities with a welcoming atmosphere, making it a fantastic choice for those looking to settle in a friendly community.

In summary, this semi-detached house on Colliery Street is a wonderful opportunity for anyone seeking a modern, spacious and conveniently located home in Creswell. Don't miss the chance to make this property your own.

Entrance Hall

A welcoming entrance featuring a composite or uPVC door with a side aspect window, a single panel radiator with TRV and an entrance floor mat. Provides access to the lounge and staircase leading to the first floor.

Lounge

A bright and spacious living area with a uPVC window to the front aspect, a central heating radiator, under-stairs storage and fitted carpet. Offers seamless access to the kitchen.

Kitchen/Dining Area

Modern kitchen fitted with grey matt flat door and drawer fronts. Features an integrated gas hob with a stainless steel splashback, oven, stainless steel sink with drainer, and space for a 50/50 fridge freezer and automatic washing machine. A uPVC window overlooks the rear garden, while the dining area includes a central heating radiator and double doors leading to the garden.

Ground Floor WC

Convenient cloakroom with a suspended wash hand basin, tiled splashback, low flush WC, vinyl flooring and a central heating radiator.

Master Bedroom

A spacious dual-aspect bedroom with uPVC windows to both the front and rear, a central heating radiator, stylish decorative wallpaper and fitted carpet.

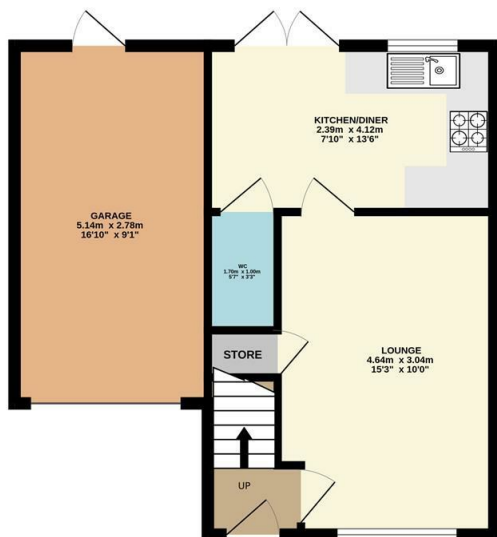
Bedroom Two

A well-proportioned room to the front aspect featuring a dormer window, a central heating radiator and fitted carpet.

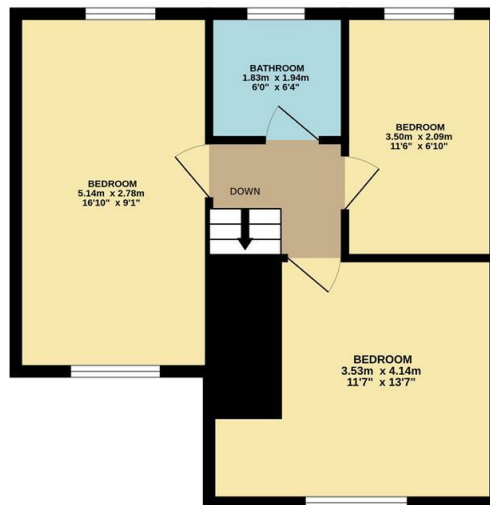
Bedroom Three

Overlooking the rear garden, this bedroom includes a uPVC window, central heating radiator, modern wall panelling, a feature papered wall and fitted carpet.

GROUND FLOOR
43.2 sq.m. (465 sq.ft.) approx.



1ST FLOOR
41.0 sq.m. (441 sq.ft.) approx.



TOTAL FLOOR AREA: 84.2 sq.m. (906 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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Family Bathroom

A modern bathroom suite comprising a bathtub with a mixer shower from the boiler, tiled splashback, pedestal wash hand basin, low flush WC, uPVC window with opaque glass, central heating radiator and vinyl flooring.

Front Exterior

The property benefits from a stone driveway with parking for two cars, a small lawned area and access to the garage.

Rear Garden

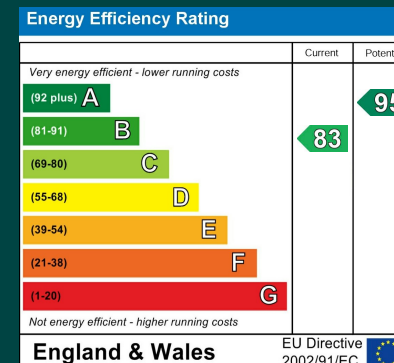
A generously sized enclosed garden with a laid lawn, patio area and gated access. Fully fenced to all sides, offering privacy and outdoor space for relaxation.

Garage

An attached garage with an up-and-over door and a rear access door leading to the garden, providing additional storage and parking options.

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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