

Heritage Street, Creswell, Worksop, Derbyshire S80 4WN

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 EPC

B

Offers Over £220,000

P I N E W O O D





# Heritage Street Creswell Worksop Derbyshire S80 4WN



## Offers Over £220,000

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

- Freehold - Council Tax Band: B
- 3 spacious bedrooms, two doubles and 1 single, ideal as a study or child's bedroom
  - 2 modern bathrooms, sleek designs and practical layouts
- Bright reception room with a large glass folding door that leads out into the garden
  - Semi-detached house with a driveway
    - Built in 2021 on a lovely estate
    - Located on Heritage Street
    - Close to Creswell amenities
    - Easy access to Worksop & Clowne
    - Viewing recommended







Pinewood presents this modern semi-detached house on Heritage Street offering a delightful blend of comfort and contemporary living. Built in 2021, the property spans an impressive 997 square feet, providing ample space for families or those seeking a stylish home.

Upon entering, you are welcomed into a well-appointed kitchen / diner, perfect for relaxation or entertaining guests. The house boasts three generously sized bedrooms, ensuring that everyone has their own private space. With two bathrooms, morning routines will be a breeze, catering to the needs of busy households. With a large reception room, plenty of space and a plush fitted carpet that keeps the room cosy.

The property also features convenient parking for two vehicles, a valuable asset in today's busy world. The location is ideal for those who appreciate a peaceful neighbourhood while still being within easy reach of local amenities and transport links.

This home is not just a place to live; it is a sanctuary that combines modern design with practical living. Whether you are a first-time buyer or looking to downsize, this property is sure to impress. Do not miss the opportunity to make this lovely house your new home.

~Video tour available

~Contact Pinewood Properties for more information

### Entrance Hall

The entrance hall welcomes you into the home with a simple, clean design that leads directly into the main hallway. This space provides a practical transition into the rest of the house.

### Kitchen/Diner

13'7" x 9'9" (4.15m x 2.97m)

The kitchen/diner is a contemporary space fitted with sleek, handleless units in a modern grey finish paired with light countertops. It includes integrated appliances, a built-in oven, and a hob with an extractor above. The layout provides ample workspace and storage, and the flooring complements the contemporary style, making it an inviting place for cooking and dining.

### Utility Room

The utility room, located off the hallway, offers practical space for laundry with room for a washing machine and storage. Its compact size makes it a convenient addition for household chores.

### WC

6'4" x 6'5" (1.94m x 1.96m)

The WC on the ground floor features modern tiling with a combination of white and dark tones, a wall-mounted toilet, and a wall-hung basin. Its design is minimalist and stylish, making good use of the space.

### Lounge

10'10" x 16'2" (3.29m x 4.94m)

The lounge is a bright and welcoming living space featuring large sliding patio doors opening onto the rear garden. The room is comfortably carpeted and has ample space for seating and media furniture, creating a cosy yet open atmosphere for relaxing or entertaining.

### Bedroom 1

12'7" x 10'10" (3.84m x 3.30m)

Bedroom 1 is a generously sized principal bedroom with soft neutral décor and natural light from a large window. It includes a built-in mirrored wardrobe that provide practical storage while enhancing the room's sense of space and light. The bedroom benefits from an ensuite shower room, offering added privacy and convenience.

### Ensuite

9'0" x 5'5" (2.74m x 1.64m)

The ensuite bathroom features contemporary tiling in soft beige tones, a walk-in shower with glass screen, a wall-mounted basin, and a modern toilet. The design is sleek and practical, offering a private and stylish bathing space.

### Bedroom 2

11'1" x 9'2" (3.37m x 2.80m)

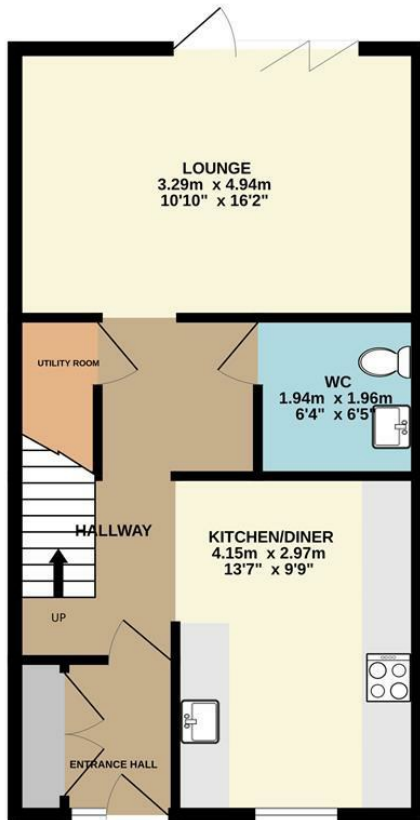
Bedroom 2 is a bright double room with neutral décor, carpeted flooring, and a window that fills the space with natural light. It provides ample room for furniture and storage, making it a comfortable space for a variety of uses.

### Bedroom 3

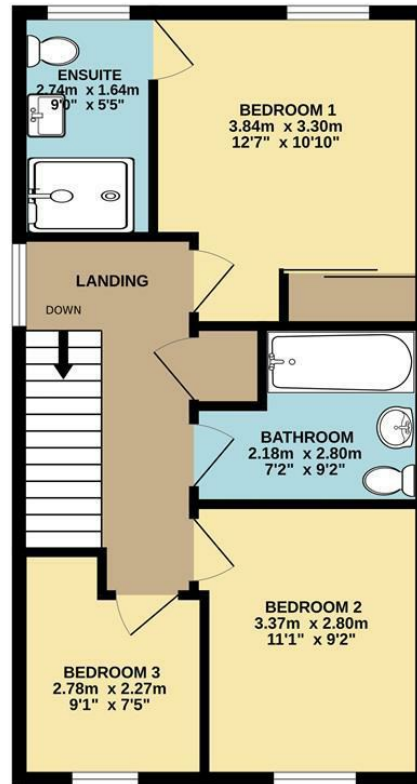
9'1" x 7'5" (2.78m x 2.27m)

Bedroom 3 is a smaller bedroom, ideal as a child's room, guest room or study, with neutral tones and a window overlooking the front of the property. The room is carpeted and offers a cosy, versatile space.

GROUND FLOOR  
46.3 sq.m. (498 sq.ft.) approx.

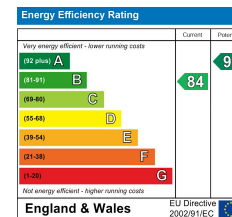


1ST FLOOR  
46.3 sq.m. (498 sq.ft.) approx.



TOTAL FLOOR AREA: 92.6 sq.m. (997 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

7'2" x 9'2" (2.18m x 2.80m)

The main bathroom is finished in soft neutral tones with a modern suite including a bath with a shower screen, a floating basin, and a wall-mounted toilet. The room is bright and functional, providing a relaxing space for everyday use.

## Rear Garden

The rear garden is an enclosed, predominantly lawned area bordered by wooden fencing on all sides, offering a private outdoor space. There is a small paved patio area immediately outside the lounge, perfect for seating or outdoor dining.

## GENERAL INFORMATION

EPC: B  
Council Tax Band: B  
Total Floor Area: 997 sq. ft. Approx  
uPVC Double Glazing  
Gas Central Heating

## 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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