



Heritage Street, Creswell, Worksop, Nottinghamshire S80 4WN

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1

EPC

B

Offers In The Region Of £250,000

PINEWOOD



Heritage Street Creswell Worksop Nottinghamshire S80 4WN



Offers In The Region Of £250,000

3 bedrooms
1 bathrooms
1 receptions

- Freehold - Council Tax Band: C
 - 3 spacious bedrooms
- Modern detached house
 - Built in 2022
- Bright reception room
- Located on Heritage Street
- Close to Creswell amenities
- Easy access to Worksop
 - Ideal for families
- Viewing recommended





A stunning detached house on Heritage Street offers a perfect blend of modern living and comfort. Built in 2022, the property boasts a contemporary design and is spread over an impressive 888 square feet, providing ample space for families or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room, ideal for entertaining guests or enjoying quiet evenings with family. The house features three well-proportioned bedrooms, each designed to offer a serene atmosphere for restful nights. The bathroom is thoughtfully appointed, ensuring convenience and comfort for all residents.

One of the standout features of this property is the provision for parking, accommodating up to two vehicles, which is a rare find in many urban settings. The location itself is advantageous, offering easy access to local amenities and transport links, making it an ideal choice for both commuters and families alike.

This home is not just a property; it is a lifestyle choice, perfect for those who appreciate modern living in a welcoming community. With its recent construction, you can enjoy the benefits of a new build, including energy efficiency and contemporary fixtures. This is a wonderful opportunity to secure a lovely home in a desirable area. Do not miss the chance to make this property your own.

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

Entrance Hall

The entrance hall welcomes you with a bright and spacious feel, featuring light wood-effect flooring that extends throughout the ground floor. A staircase with a light wood banister leads to the first floor, and there is a conveniently positioned storage cupboard underneath the stairs. Adjacent to the hall is a modern, fully tiled cloakroom complete with a WC and wash basin, finished with a tasteful tiled feature wall.

Lounge

15'10" x 11'10" (4.82m x 3.60m)

This generous lounge benefits from natural light streaming through its large window to the front, creating a warm and welcoming atmosphere. The room offers ample space for seating and media furniture, with neutral walls and wood-effect flooring that enhances the sense of openness and comfort.

Kitchen/Diner

15'10" x 10'0" (4.82m x 3.05m)

A contemporary kitchen/dining room blends practicality with style, fully equipped with modern grey cabinetry topped with wood-effect work surfaces and integrated appliances, including an oven and hob. Sliding doors open to the rear garden, flooding the space with natural light and providing easy access to outdoor dining and relaxation. A window above the dining bench further enhances the light and airy feel of this inviting space.

Landing

On the first floor, the landing provides access to all rooms and includes a handy storage cupboard. The neutral décor and carpeted flooring create a calm and welcoming space between rooms.

Bedroom 1

13'9" x 11'4" (4.18m x 3.45m)

The principal bedroom is a well-proportioned, relaxing space with ample natural light from large windows to the front. This room comfortably accommodates a double bed and bedside furniture, with soft carpeting for added comfort.

Bedroom 2

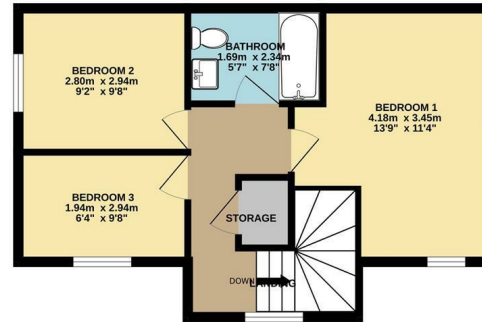
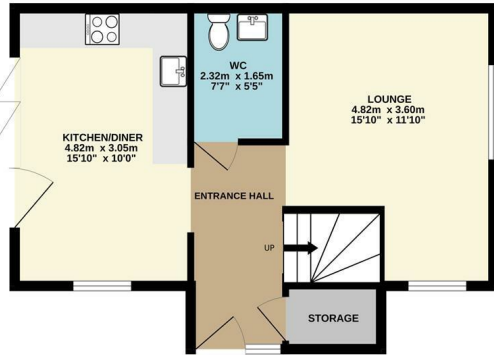
9'2" x 9'8" (2.80m x 2.94m)

Bedroom 2 is a bright and airy double room with a window to the rear, creating a cheerful atmosphere. It is spacious enough to accommodate a double bed and essential bedroom furniture, with neutral décor and carpeting providing a restful ambience.



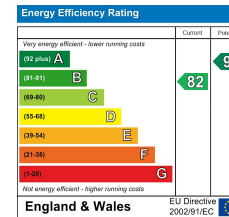
GROUND FLOOR
43.6 sq.m. (470 sq.ft.) approx.

1ST FLOOR
38.9 sq.m. (418 sq.ft.) approx.



TOTAL FLOOR AREA : 82.5 sq.m. (888 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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Bedroom 3

6'4" x 9'8" (1.94m x 2.94m)

Bedroom 3 is a cosy single room, ideal as a child's bedroom, guest room, or home office. It features a window overlooking the rear and neutral décor with carpeted flooring.

Bathroom

5'7" x 7'8" (1.69m x 2.34m)

The family bathroom is fitted with modern sanitary ware including a bathtub with overhead shower, a wash basin, and a WC. The room is tiled in neutral tones with a tiled feature wall providing a stylish touch. A window allows for natural light and ventilation.

GENERAL INFORMATION

EPC: B

Council Tax Band: C

Total Floor Area: 888 sq. ft. Approx

uPVC Double Glazing

Gas Central Heating

Internet Speed 1Gb

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 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.

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