



Model Lane, Creswell, Worksop, Derbyshire S80 4BZ

 3

 2

 1

 EPC

B

Offers In The Region Of
£215,000

PINEWOOD



Model Lane Creswell Worksop Derbyshire S80 4BZ

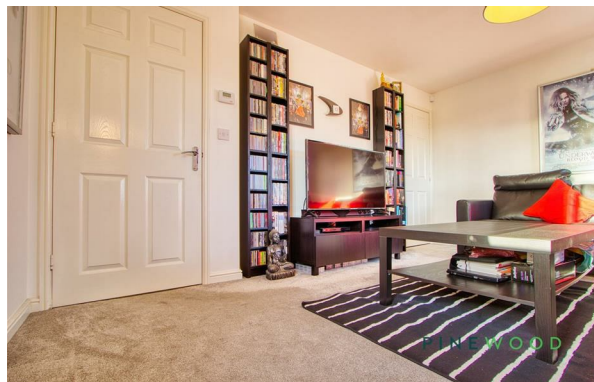


Offers In The Region

3 bedrooms
2 bathrooms
1 receptions

■ ****NO CHAIN****

- 3 spacious bedrooms - 2 modern bathrooms
- Modern and convenient ground floor rooms
 - Detached house - with a single garage
 - Driveway and EV charger
- 930 sq ft living space, perfect for families looking for a bit more space
 - Located in Creswell on model walk
 - Close to local amenities
 - Freehold - Council Tax Band: C - EPC Rated: B
 - Beautiful fully enclosed and south facing garden





****NO CHAIN****
****BEAUTIFUL MODERN LIVING WITH SPACIOUS ROOMS AND A STUNNING GARDEN****
A standout detached house on Model Lane offers a perfect blend of modern living and comfort. Built in 2017, the property boasts a generous 930 square feet of well-designed space, making it an ideal home for families or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The house features three well-proportioned bedrooms, ensuring ample space for everyone. The two bathrooms are thoughtfully designed, catering to the needs of a busy household while providing a touch of luxury. The stunning kitchen / diner is situated perfectly to provide the perfect room for entertaining guests or feeding the family, with ample space and modern appliances it fits all the needs. The French doors also add to the in-door, out-door living during the summer months.

One of the standout features of this property is the convenient parking space available for up to three vehicles, a rare find that adds to the overall appeal. The surrounding area is known for its friendly community and offers a variety of local amenities, making it a practical choice for everyday living.

With its modern construction and thoughtful layout, this home is not only aesthetically pleasing but also functional. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy a contemporary lifestyle in a tranquil setting. Do not miss the chance to make this lovely house your new home.

Video tour available, take a look around!

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

Hallway

This welcoming hallway features a simple, neat layout with neutral décor and carpeting. A window alongside the front door brings in natural light, while a radiator adds warmth. The area provides access to the lounge, kitchen/diner, and the staircase to the upper floor, as well as a convenient WC.

Lounge

14'6" x 11'5" (4.42m x 3.47m)

The lounge provides a comfortable space for relaxation with ample natural light from two windows. The room is carpeted and decorated in neutral tones, creating a calm and inviting atmosphere. It offers enough space for seating and entertainment, perfect for unwinding or hosting guests.

Kitchen/Diner

14'6" x 9'5" (4.42m x 2.87m)

This open kitchen/dining area is bright and modern, featuring glossy white cabinets and grey work surfaces. The space benefits from dual aspect windows and French doors leading to the rear garden, filling the area with light. There is ample storage and integrated appliances, including a gas hob and oven. The tiled flooring adds a practical touch for easy cleaning, with space for a well sized table.

WC

This ground floor cloakroom is simply appointed with a close-coupled WC and a small wall-mounted wash basin beneath a window that provides natural light. The tiled flooring and neutral décor keep the space practical and fresh.

Landing

The first floor landing is spacious and bright with a white banister and carpeted flooring. It connects the three bedrooms, the family bathroom, and the staircase leading downstairs, offering a practical transition space.

Bedroom 1

8'2" x 14'9" (2.49m x 4.50m)

The main bedroom is a generous space with carpeting and neutral walls, complemented by two windows that fill the room with light. The room benefits from an ensuite bathroom, providing added convenience and privacy.

Ensuite

The ensuite shower room attached to the main bedroom is fitted with a corner shower cubicle, a close-coupled WC, and a pedestal wash basin. It features tiled flooring and a window for ventilation and natural light.

Bedroom 2

8'2" x 9'10" (2.49m x 2.99m)

Bedroom 2 is a cosy room with neutral décor and carpeting, complemented by a window that provides natural light. It offers a comfortable space suitable for various uses such as a guest room or child's bedroom.

Bedroom 3

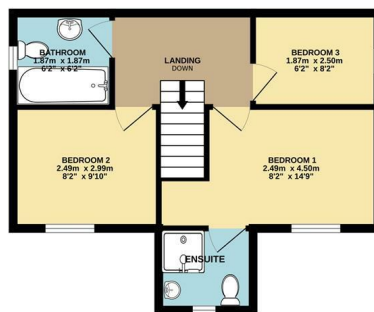
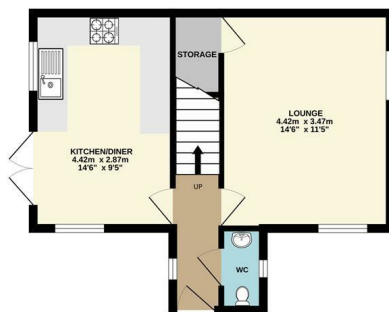
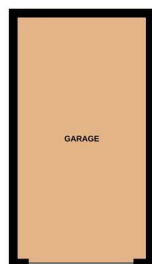
6'2" x 8'2" (1.87m x 2.50m)

This third bedroom is a smaller room, ideal for use as a single bedroom or study. The room is carpeted and neutrally decorated, with a window allowing daylight to brighten the space.

BASEMENT
24.5 sq.m. (266 sq.ft.) approx.

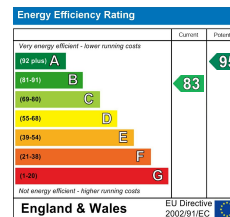
GROUND FLOOR
36.5 sq.m. (392 sq.ft.) approx.

1ST FLOOR
36.4 sq.m. (392 sq.ft.) approx.



TOTAL FLOOR AREA : 86.4 sq.m. (930 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

6'2" x 6'2" (1.87m x 1.87m)

The family bathroom is fitted with a bathtub, close-coupled WC, and pedestal wash basin. It is brightened by a window and features tiled flooring with neutral tiling around the bath area, offering a clean and practical space for daily use.

Rear Garden

The rear garden is a private, fenced outdoor space with a lawn and a paved patio area ideal for outdoor seating or dining. The garden is well maintained and includes a mature shrub planted along the fence, providing an attractive and peaceful environment.

Garage

156 sq.ft (14.5 sq.m)

The exterior features a brick-built garage with a pitched roof and a driveway surfaced with gravel that offers parking space, the garage has lighting and electrics. The side of the house includes a mounted electric vehicle 7kW charging point, reflecting modern convenience and eco-friendly living.

General Information

EPC: B

Council Tax Band: C

Total Floor Area: 930 sq. ft. approx

uPVC Double glazing

7kW Zappi EV Charger

Gas Central Heating

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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