



Stoney View, Creswell, Worksop, Notts S80 4US

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Offers In The Region Of  
£215,000

P I N E W O O D





# Stoney View Creswell Worksop Notts S80 4US



## Offers In The Region Of £215,000

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

- 3 spacious bedrooms
- 3 modern bathrooms
- 2 cosy reception rooms
- Semi-detached new build
  - Built in 2019
  - 991 sq ft of space
- Located in Creswell, Worksop
  - Close to local amenities
- Easy access to transport links
- Freehold - Council Tax Band: B





Welcome to this stunning semi-detached house located in the desirable area of Stoney View, Creswell, Worksop. This modern new build, completed in 2019, offers a generous living space of 991 square feet, making it an ideal home for families or professionals seeking comfort and style.

As you enter the property, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining guests. The layout is thoughtfully designed, allowing for a seamless flow between the living areas. The house boasts three well-proportioned bedrooms, ensuring that everyone has their own private space. Additionally, there are three bathrooms, which is a significant advantage for busy households, providing convenience and privacy.

The property is set in a peaceful neighbourhood, perfect for those who appreciate a tranquil environment while still being close to local amenities. With parking available for two vehicles, you will never have to worry about finding a space after a long day.

This home is not just a place to live; it is a lifestyle choice that combines modern living with the charm of a friendly community. Whether you are looking to settle down or invest in a property that promises comfort and convenience, this semi-detached house in Stoney View is an excellent opportunity. Do not miss the chance to make this beautiful house your new home.

**\*\*Video Tour available, take a look around!\*\***

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

#### Entrance Hall

The entrance hall sets a neat and welcoming tone with its light walls and wooden doors that provide access to the rest of the ground floor. A window beside the front door allows natural light to brighten the space, while a carpeted floor ensures comfort underfoot. The hall includes convenient storage space, ideal for coats and shoes, and leads directly to the lounge and kitchen/diner as well as the stairs to the first floor.

#### Lounge

11'6" x 16'4" (3.50m x 4.98m)

This welcoming lounge is a bright and airy space that features a large window and bifold glass doors opening directly onto the garden, allowing plenty of natural light to fill the room. The soft grey carpet and neutral walls create a relaxing atmosphere, complemented by tasteful wall decor and warm lighting. The room looks perfect for unwinding or entertaining guests. The seamless connection to the garden enhances the sense of space and brings the outdoors in.

#### WC

5'1" x 7'10" (1.56m x 2.38m)

The downstairs WC is thoughtfully designed with modern fixtures including a wall-mounted basin and toilet. The walls are attractively tiled in soft grey with a herringbone pattern, and the flooring complements the overall contemporary style. It is a convenient addition to the ground floor, located near the kitchen/diner and entrance hall.

#### Kitchen/Diner

10'0" x 9'0" (3.04m x 2.75m)

The kitchen/diner is a modern and practical space with a sleek design and plenty of storage. It features a mix of light wood and glossy grey cabinetry that complements the light wood-effect flooring. The kitchen is well-equipped with an induction hob, an integrated oven, and a double sink. The dining area comfortably fits a table with seating for four, making it ideal for family meals or casual dining. A light grey tiled splashback adds a clean, polished touch to the space, while recessed lighting ensures the room is bright and inviting.

#### Landing

The landing on the first floor connects all three bedrooms and the bathrooms. It has a neutral carpet and white walls, with a window that allows daylight to illuminate the space. There is a useful airing cupboard for additional storage, helping to keep the area tidy and organised.

#### Bedroom 1

11'11" x 9'0" (3.63m x 2.75m)

The master bedroom benefits from a calming blue accent wall that adds a touch of colour and serenity. It is a comfortable double room with ample space for bedside tables and additional furniture. A built-in wardrobe provides handy storage, and the room enjoys natural light from the window overlooking the garden. The ensuite bathroom adjacent to the bedroom is fitted with a contemporary walk-in shower, a wall-mounted basin, and a toilet, all finished with stylish tiles for a sleek and modern look.

#### Bedroom 2

10'0" x 9'0" (3.04m x 2.75m)

Bedroom 2 is a bright and neutral room, comfortably accommodating twin beds with bedside tables. The space is well-lit by a window to the front of the house and includes clean white walls and a soft carpet underfoot, making it a fresh and inviting room suitable for family members or guests.

#### Bedroom 3

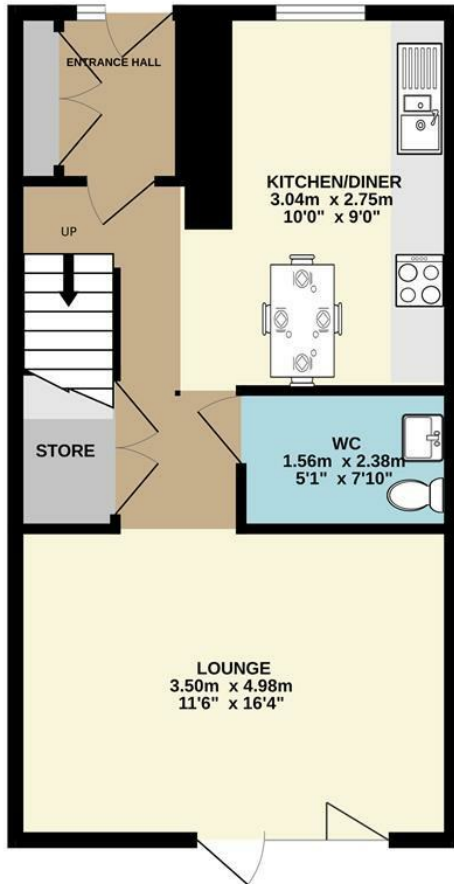
8'11" x 7'1" (2.72m x 2.17m)

Bedroom 3 is a cosy single room with neutral décor and a carpeted floor. It features a window that looks out to the front of the property, filling the room with natural light. The space is well suited as a child's room, guest room, or home office.

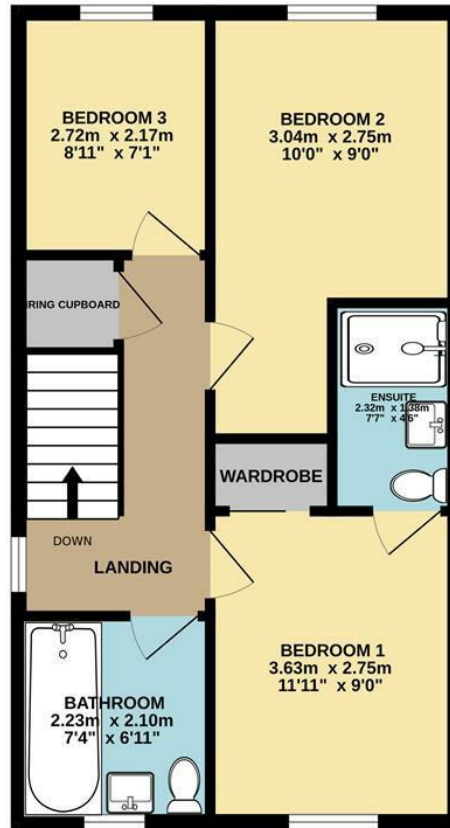




GROUND FLOOR  
44.7 sq.m. (481 sq.ft.) approx.

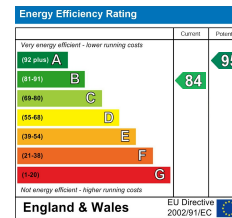


1ST FLOOR  
45.0 sq.m. (484 sq.ft.) approx.



TOTAL FLOOR AREA : 89.7 sq.m. (965 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**  
7'4" x 6'11" (2.23m x 2.10m)

The family bathroom is fitted with a modern white suite including a bathtub with a tiled surround and over head shower, a wall-mounted basin with storage below, and a toilet. The walls and floors are fully tiled in a mix of neutral tones, creating a stylish and easy-to-clean space. A window provides natural light, making it a bright and fresh room for everyday use.

#### Rear Garden

The rear garden is a private and well-maintained outdoor space, enclosed by wooden fencing for seclusion. It features a paved patio area ideal for seating and alfresco dining, which extends into a neatly kept lawn bordered by mature shrubs and plants. The garden benefits from a good balance of sun and shade, making it a pleasant place to relax or entertain throughout the day.

#### General Information

Tenure - Freehold  
uPVC Double Glazing  
Gas Central Heating  
EPC Rated TDC  
Council Tax Band B

#### 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.

#### A reservation agreement maybe available

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.

Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039

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