



Baton Mount, Creswell, Worksop, Nottinghamshire S80 4WB

 4

 2

 3

 EPC

B

£285,000

PINEWOOD



Baton Mount Creswell Worksop Nottinghamshire S80 4WB

£285,000

**4 bedrooms
2 bathrooms
3 receptions**

- Freehold - Council Tax Band: D - EPC Rated: B
 - Spacious 4-bedroom house
 - Modern 2019 build
 - Detached property
 - Three reception rooms
 - Two stylish bathrooms
 - Located in Baton Mount
 - Close to Creswell amenities
 - Generous 1,327 sq ft
 - Viewing recommended





****STUNNING 4 BED DETACHED HOUSE WITH GARAGE CONVERSION AND AN ELEGANT KITCHEN / DINING SPACE THAT IS SURE TO IMPRESS****
This stunning detached house is worth your attention - A perfect blend of modern living and comfort. Built in 2019, the property boasts a generous 1,327 square feet of well-designed space, making it an ideal family home.

Upon entering, you are greeted by three spacious reception rooms, providing ample space for relaxation and entertainment. Whether you prefer a cosy evening in the lounge, a formal gathering in the dining room, or a quiet study, this home caters to all your needs. The four well-appointed bedrooms offer a peaceful retreat, ensuring everyone has their own space to unwind.

The property features two modern bathrooms, designed with both style and functionality in mind, making morning routines a breeze for the whole family.

Outside, you will find parking for two vehicles, adding to the convenience of this lovely home. The surrounding area is known for its friendly community and accessibility to local amenities, making it a desirable location for families and professionals alike.

This delightful property at Baton Mount is not just a house; it is a place where memories can be made. With its contemporary design and ample living space, it is sure to impress those seeking a modern lifestyle in a welcoming neighbourhood. Do not miss the opportunity to make this beautiful house your new home.

Video tour available

Contact Pinewood Properties for more information or to book a viewing on 01246 810519

Kitchen/Dining Room

21'1" x 9'10" (6.43m x 3.00m)

This inviting kitchen/dining room offers a bright and spacious area perfect for both cooking and entertaining. Featuring a modern design with sleek cabinetry, integrated appliances, and stylish tiled splashbacks, the kitchen flows seamlessly into the dining space. The dining area benefits from large glass doors that open out onto the garden, filling the room with natural light and extending the living space outdoors. A central island with bar stools provides additional seating and workspace, making this room a wonderful hub for family life and social gatherings.

Lounge

14'2" x 10'1" (4.32m x 3.08m)

A cosy and well-proportioned lounge featuring a large corner sofa and soft carpeting, creating a warm and relaxing atmosphere. Natural light filters in through the window, complemented by a subtle and stylish ceiling light fixture. The room offers a comfortable space for unwinding or enjoying entertainment with family and friends, with the kitchen/dining area visible through an open doorway, enhancing the sense of flow between the living spaces.

Entrance Hall

The entrance hall presents a bright and welcoming space with tiled flooring and neutral walls. A wood-effect console table and practical wall mirror add a touch of style while allowing for last-minute checks as you head out. Doors lead off to the cloakroom WC and the play room, while a staircase ascends to the first floor. This area provides a calm and functional welcome to the home.

Play Room

9'4" x 10'1" (2.85m x 3.08m)

This light and airy play room features a trendy wood-effect herringbone floor, creating a stylish yet practical space. Walls are painted in a soft, neutral tone, with it recently being transformed from the garage into a versatile space with the flexibility to be an office or play room.

WC

The cloakroom WC is finished with contemporary grey tiles on the walls and floor, complemented by modern white sanitaryware including a wall-mounted basin and toilet. A window provides natural light and ventilation, making this a fresh and practical addition to the ground floor.

Landing

This first-floor landing offers a bright and open space with neutral décor and carpeted flooring. The landing provides access to all bedrooms and the bathroom, ensuring a convenient flow throughout the upper floor.

Bedroom 1

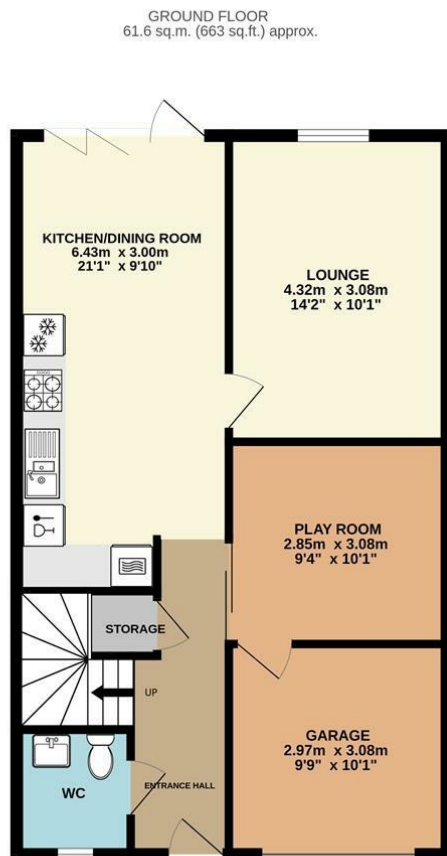
14'4" x 10'1" (4.38m x 3.08m)

The principal bedroom is a spacious and inviting room featuring a large double bed and soft carpeting underfoot for added comfort. A large built-in wardrobe with mirrored sliding doors offers excellent storage space. Natural light floods in through the window, creating a warm and welcoming atmosphere. The bedroom benefits from an ensuite shower room, adding privacy and convenience.

Ensuite

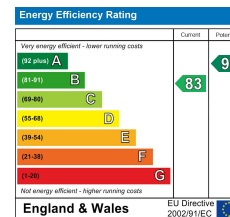
The ensuite shower room off the main bedroom is finished with modern tiles in neutral tones and features a walk-in shower with glass screen, a wall-mounted basin with storage beneath, and a contemporary toilet. A window ensures natural light and ventilation, completing this sleek and functional space.





TOTAL FLOOR AREA: 123.2 sq.m. (1327 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 2

12'10" x 10'3" (3.91m x 3.13m)

Bedroom 2 is a well-proportioned double room with neutral décor and carpeted flooring. A window allows natural light to brighten the space, making it both comfortable and practical for use as a bedroom or multi-purpose room.

Bedroom 3

10'5" x 10'1" (3.17m x 3.08m)

Bedroom 3 is a cosy double bedroom featuring neutral tones and carpeted flooring. Natural light enters through the window, and the room enjoys the convenience of an adjacent built-in wardrobe, making it a practical and comfortable sleeping space.

Bedroom 4

6'7" x 10'3" (2.00m x 3.13m)

Bedroom 4 is a smaller, single bedroom with a calm and inviting atmosphere. It is carpeted and decorated in neutral shades, with a window providing natural light. This room is ideal as a child's bedroom, nursery, or home office space.

Bathroom

6'0" x 7'0" (1.84m x 2.13m)

The family bathroom is fitted with modern tiles on the walls and floor in soft neutral tones, complemented by a white bath with a shower over, a wall-mounted basin with a vanity unit below, and a contemporary toilet. A frosted window provides natural light and ventilation, creating a clean and fresh space for relaxation and daily routines.

Rear Garden

The rear garden is a well-maintained and private outdoor space featuring a combination of artificial turf and a decking area. The decking includes a covered seating area with comfortable outdoor furniture, perfect for relaxing or entertaining. A dining table and chairs set is positioned on the lawn area, making this garden ideal for alfresco dining and enjoying the outdoors in comfort.

Front Exterior

The front exterior of this property features a contemporary brick and rendered façade with a pitched roof. A driveway provides off-road parking and leads to an integral garage with an up-and-over door. The front door is complemented by a small porch area with a modern styled door and adjacent shrubbery, creating a neat and welcoming entrance.

GENERAL INFORMATION

EPC: B

Council Tax Band: D

Total Floor Area: 1327 sq. ft. Approx

uPVC Double Glazing

Gas Central Heating - Combi Boiler

Integrated Dishwasher, Fridge, Freezer, Microwave and Oven.

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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