



£335,000 Freehold

DUNLERE LABURNUM CLOSE | CRESWELL | WORKSOP | S80 4AD

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ESTATE AGENTS



THE ULTIMATE BUNGALOW EXPERIENCE!...Set on Laburnum Close in Creswell, Worksop, this impressive detached bungalow offers spacious, single-storey living in a peaceful and desirable location. Designed for easy-care, low-maintenance living, it provides a relaxed and stylish home with convenient access to local shops and transport links.

The property opens into a welcoming hallway that flows seamlessly into a modern kitchen, featuring integrated appliances, ample workspace, and a bright dining area perfect for casual meals. The living room exudes warmth with its hardwood flooring and feature fireplace, while large front-facing windows fill the space with natural light. A conservatory/dining area with French doors creates a versatile space for entertaining or enjoying quiet mornings overlooking the garden.

Both bedrooms are generous in size, boasting built-in storage and plenty of natural light, with the rear bedroom opening directly onto a second conservatory. The shower room is sleek and contemporary, with a tiled three-piece suite. Additional features include a private bar area, a garage, and excellent storage throughout the home.

Externally, the property is secured behind private gates with off-road parking for several vehicles, including a covered space, complemented by a central feature on the frontage. The rear garden offers a combination of lawn, and patio—perfect for relaxing or entertaining with minimal upkeep. Not to mention this plot is set on 1/4 of an acre of land.

A rare opportunity to own a grand, single-storey bungalow in a sought-after location, combining stylish, low-maintenance living with versatile and inviting spaces both inside and out.







#### Hall

Additional storage and access to;

#### Kitchen 13'4" x 13'3"

Hardwood flooring, integrated storage cupboards with work surfaces, integrated oven and hand wash basin, gas hob with extractor fan above, area to host a dining table and a window to the rear of the property.

#### Living Room 14'7" x 11'11"

Hardwood flooring, featured fireplace, central heating radiator and a large window overlooking the front of the property.

#### Conservatory/Dining Room 11'5" x 12'3"

Tiled flooring, space for

dining/entertaining and French doors providing access to the outside.

#### Bedroom One 10'8" x 15'8"

Carpeted flooring, ample of built-in storage cupboards, central heating radiator and a window to the front of the property.

#### Bedroom Two 10'0" x 13'1"

Carpeted flooring, ample of built-in storage cupboards, central heating radiator and French doors to the rear conservatory.

#### Conservatory 9'10" x 6'10"

Tiled floor and access to outside.

#### Shower Room 8'0" x 9'0"

Three-piece suite with tiled walls and

floor, low flush toilet, hand wash basin, walk-in shower, mounted towel rail and a window to the rear.

#### Bar Area 11'5" x 9'4"

Laminate flooring, integrated bar area and accessed from the garden.

#### Garage 10'0" x 17'1"

Access from the driveway and offers additional storage area.

#### Outside

To the front, there is off-road parking for three vehicles, secured by private gates and enhanced by a central feature. An additional off-road parking area is also provided, covered by a canopy and secured by gates. To the rear, there is a well-maintained lawn with features throughout,

along with a large patio area and a decking area.









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

80

64



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