

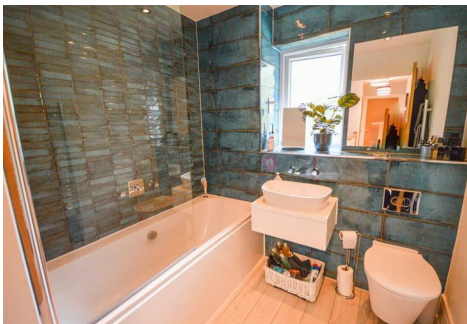
Marketing Preview



9 Stoney View, Creswell, Worksop, S80 4US

£210,000

Bedrooms 3, Bathrooms 2, Reception Rooms 1



A unique opportunity to purchase this three bedroom semi-detached property which is done to a show home standard! Being stunning throughout and deceptively spacious. Offering downstairs WC, master bedroom with an ensuite and being open plan to the ground floor. Also having ample built in storage, off road parking and enclosed garden. The property is well positioned close to great local amenities and road networks to the motorway.

SUMMARY

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PORCH/HALLWAY

A welcoming porch/hallway with neutral decor and tiled flooring. Ceiling light, radiator and a large storage cupboard. Door to the kitchen.

KITCHEN 16'4" x 13'6"

A stunning kitchen with ample modern wall and base units, contrasting worktops and glass splash backs. One and a half stainless steel sink with drainer and mixer tap. Integrated oven, microwave, warming drawer, five ring gas hob and extractor fan. Integrated fridge/freezer and integrated dishwasher. Ceiling light, spotlighting, radiator and window to the front. Tiled flooring, stair rise to the first floor landing and open to the lounge. Doors to the downstairs WC and under stairs storage cupboard housing the washing machine.

DOWNSTAIRS WC 7'8" x 5'1"

A spacious WC having floating wash basin and back to wall WC. Spotlighting and radiator. Part tiled walls and tiled flooring.

LOUNGE 16'4" x 10'3"

A bright reception room having two feature painted walls and carpeted flooring. Two ceiling lights, two radiators and bi-folding doors to the rear garden.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with two ceiling lights, window and over stairs storage cupboard housing the boiler. Doors to the three bedrooms and bathroom.

BEDROOM ONE 9'0" x 11'11"

A good sized double bedroom with feature painted wall, carpeted flooring and built in wardrobe. Ceiling light, radiator and window to the rear. Door to the ensuite.

ENSUITE 4'6" x 7'6"

Comprising of shower cubicle with overhead shower and handheld shower, floating wash basin and back to wall WC. Spotlighting and chrome ladder style radiator. Part tiled walls and tiled flooring.

BEDROOM TWO 9'0" x 13'6"

A second double bedroom with a feature painted wall, carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the front.

BEDROOM THREE 7'1" x 8'11"

A third generous sized single bedroom which is currently used as a dressing room/office with painted walls and carpeted flooring. Ceiling light, radiator and window to the front.

BATHROOM 6'11" x 6'10"

A stunning bathroom having bath with overhead and handheld shower, floating wash basin and back to wall WC. Spotlighting, chrome ladder style radiator and obscure glass window. Part tiled walls and tiled flooring.

OUTSIDE

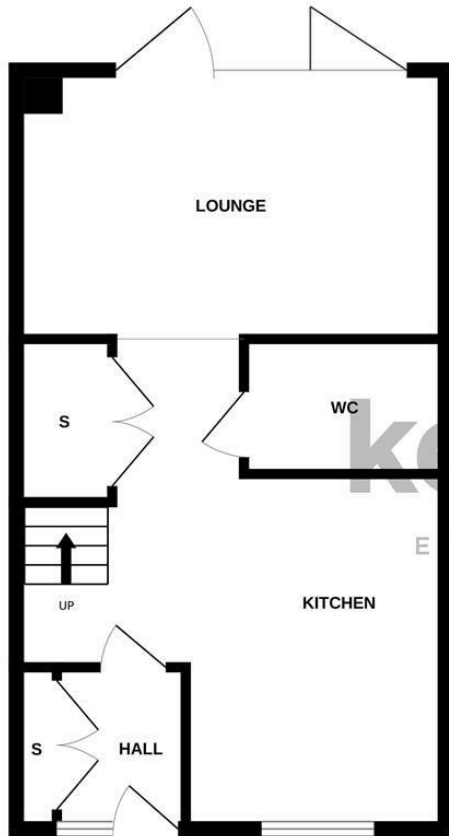
To the front of the property is a double driveway with garden path leading to the side and rear. EV charger fitted to the side of the property within reach of the driveway.

To the rear of the property is a patio area, lawn and fencing to the boundary.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B
- COVERED BY NHBC WARRANTY UNTIL FEBRUARY 2029

GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.2 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

