





Abode are delighted to present this spacious and well-appointed home, offering versatile living accommodation and occupying a generous plot. The property benefits from ample off-road parking, a detached garage, and gardens to both the front and rear.

The home features a modern fitted kitchen diner complete with a range of integrated appliances, alongside a stylish and spacious family bathroom.

Ideally situated in Creswell, the property enjoys a peaceful setting close to beautiful countryside, whilst remaining conveniently located for access to nearby towns offering a wide range of shops, schools, and everyday amenities. Excellent transport links are also within easy reach, with the A50 just a short drive away, making it ideal for commuters.

In brief, the accommodation comprises: living room, hallway, kitchen diner, conservatory, and ground floor WC. To the first floor are two well-proportioned bedrooms, one of which benefits from a generous walk-in wardrobe/home office, and a large family bathroom.

Early viewing is highly recommended to fully appreciate all that this home has to offer.



### Living Room

Double glazed bay window to the front elevation, central heating radiator.

### Hallway

Window to the side elevation, stairs leading up to the first floor, re storage cupboards.

### Kitchen Diner

Modern base and eye level units with complimentary worktops, ceramic inset sink with draining board, integrated cooker, hob with extractor hood above, fridge freezer, dishwasher and washing machine. Space and plumbing for a tumble dryer, window to the rear elevation, central heating radiator, ample space for a dining table and chairs.

### Conservatory

Tiled flooring, sliding patio doors, central heating radiator.

### WC

WC, boiler.

### Landing

Stairs leading up from the ground floor.

### Bedroom

Double glazed bay window to the front elevation, central heating radiator and built in wardrobes.

### Bedroom

Double glazed window to the side elevation, central heating radiator, storage cupboard.

### Dressing Room

Built in wardrobes, central heating radiator and double glazed window to the rear elevation.



### Bathroom

Modern white suite comprising;- WC, wash hand basin, bath and large shower with glass screen and waterfall and hand held shower heads. Tiled flooring, spot lighting, UPVC double glazed window to the rear elevation, central heating radiator.

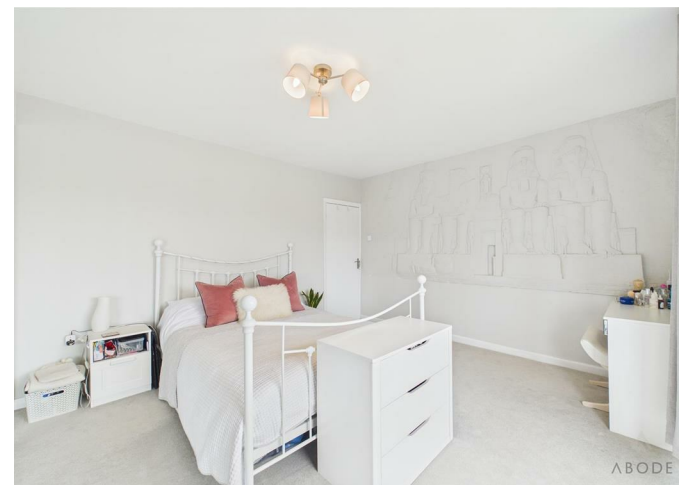
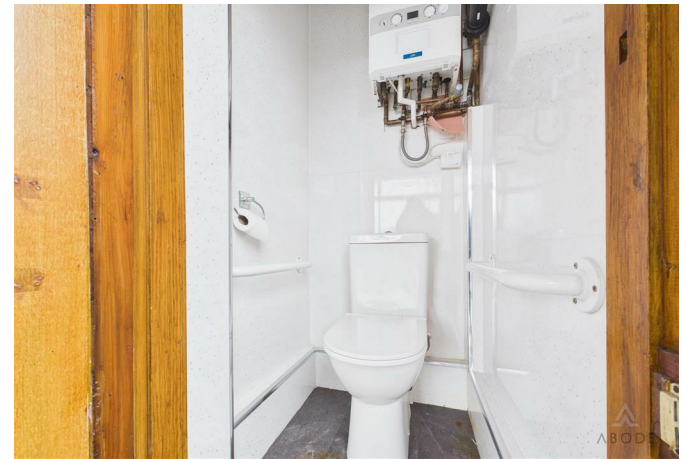
### Garage

Up and over door to the front and side personal door.

### Outside

Block paved driveway providing ample off road parking for

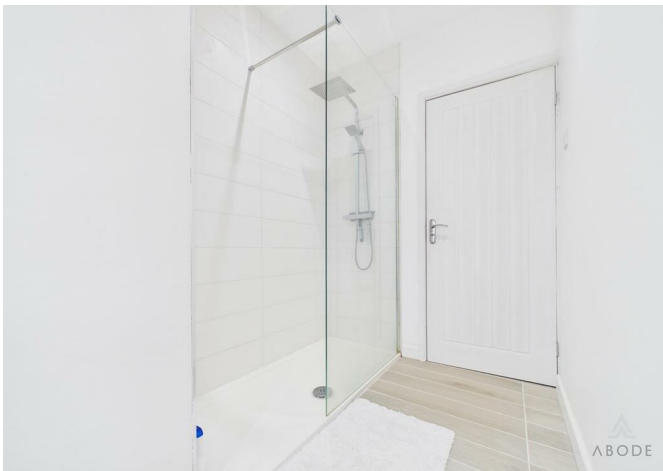






numerous vehicles and allowing access to the garage. Front lawned garden and rear patio ideal for entertaining.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

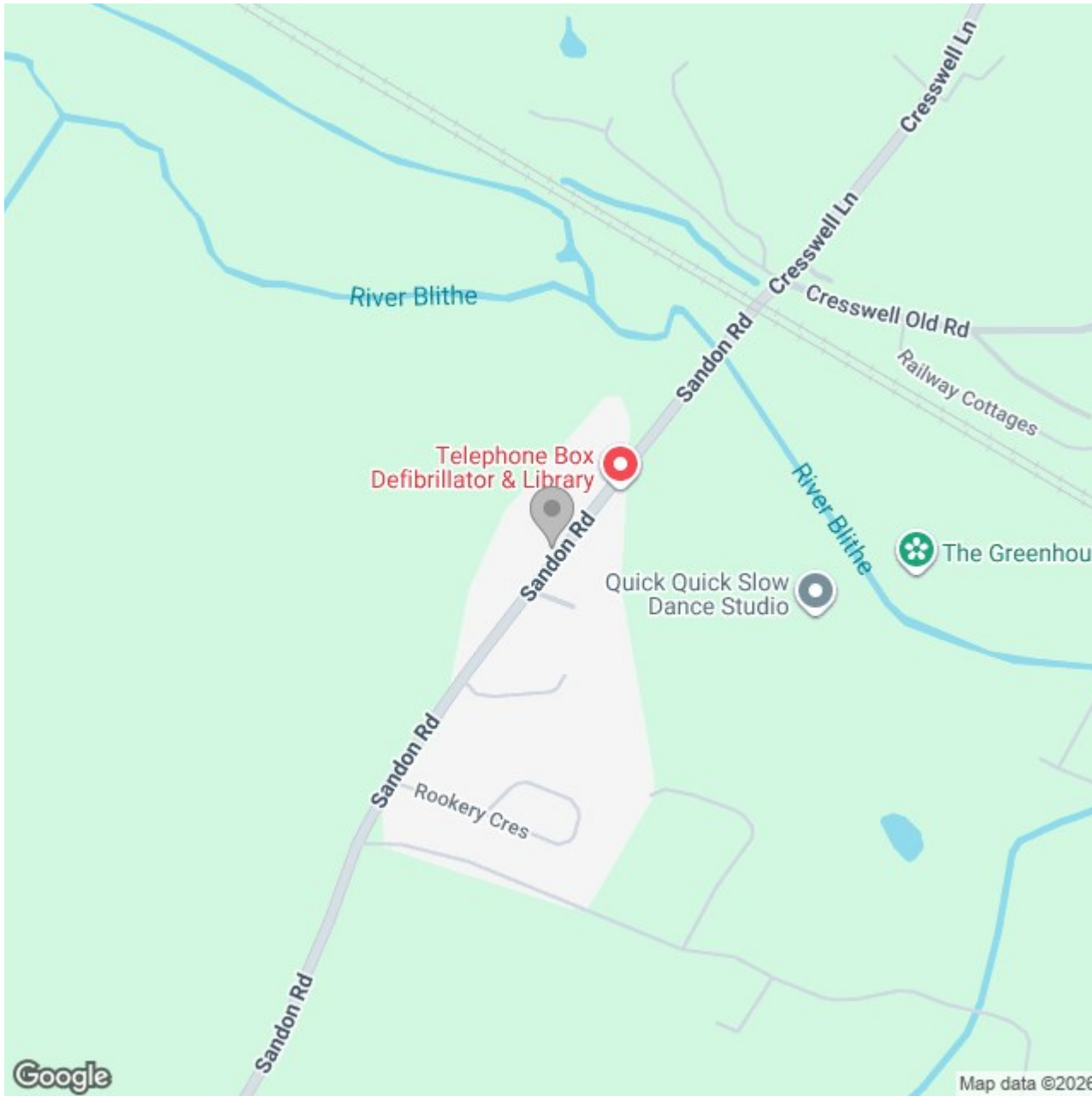
Approximate total area<sup>(1)</sup>

120.4 m<sup>2</sup>  
1296 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### 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>		<b>73</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	