



# 1 Hazelmere Road, Creswell

£439,995 Freehold

Spacious 4-bed detached house in Creswell with 2 reception rooms, 2 bathrooms, modern kitchen, parking for 4 cars, and peaceful surroundings. Video tour available. Contact Pinewood Properties.

Council Tax band: E

Tenure: Freehold

Nestled on Hazelmere Road in the charming village of Creswell, Worksop, this delightful detached house offers a perfect blend of comfort and modern living. Built in 1991, the property boasts a spacious layout that is ideal for families or those seeking ample room to entertain.

Upon entering, you are greeted by two inviting reception rooms, providing versatile spaces that can be tailored to your lifestyle, whether for relaxation or hosting guests. The heart of the home features a lovely kitchen area, with modern appliances and ample worktop space for entertaining guests or feeding the family. Plus four well-proportioned bedrooms, ensuring that everyone has their own private sanctuary. The two bathrooms add convenience for busy mornings and family life.

The exterior of the property is equally impressive, with parking available for up to four vehicles, making it a practical choice for households with multiple cars or visitors. The surrounding area is peaceful, offering a sense of community while still being within easy reach of local amenities and transport links.

This property presents an excellent opportunity for those looking to settle in a desirable location in Nottinghamshire. With its generous living space and thoughtful design, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.

**Video tour available, take a look around!**

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





### **Conservatory**

9' 8" x 11' 11" (2.95m x 3.63m)

The conservatory is a bright and airy space featuring large windows on three sides, allowing for abundant natural light and lovely views of the garden. And has wooden effect flooring that adds warmth to the room. French doors open out on to a paved patio area, creating a seamless flow between indoor and outdoor living.

### **Dining Room**

11' 7" x 13' 4" (3.53m x 4.06m)

The dining room exudes traditional charm with space for a lovely dining table and chairs, warmly lit by a classic chandelier. The room benefits from a bay window that looks onto the garden, flooding the space with natural light. The green paint adds character to the walls, complemented by wooden flooring, creating an inviting atmosphere for family meals and gatherings. Sliding doors connect this room to the conservatory, enhancing the sense of space and light.

### **Lounge**

17' 5" x 11' 2" (5.30m x 3.40m)

The lounge is a cosy and welcoming space, featuring a central multi-fuel burning fireplace set against a brick surround offers a charming focal point and creates a homely ambiance. The wooden flooring and traditional wall moldings add to the room's inviting atmosphere, which is enhanced by three windows allowing natural light to filter through.

### **Kitchen**

11' 9" x 10' 3" (3.59m x 3.12m)





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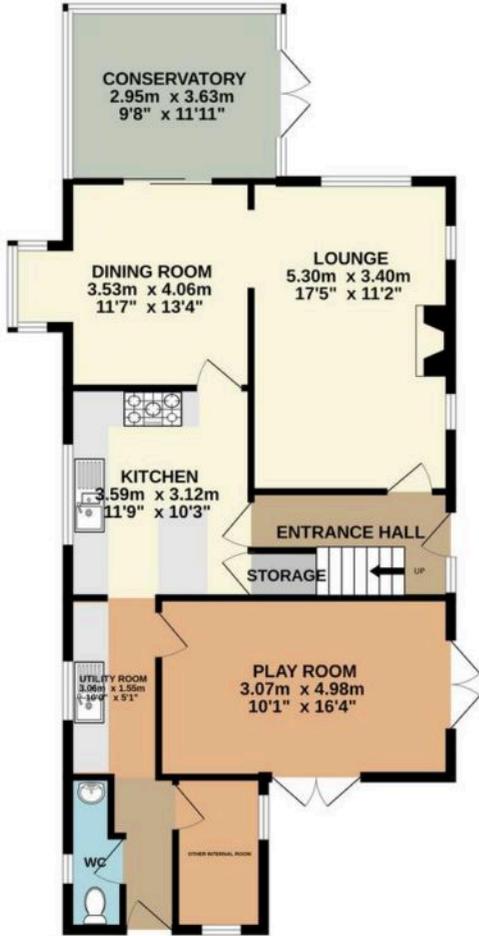
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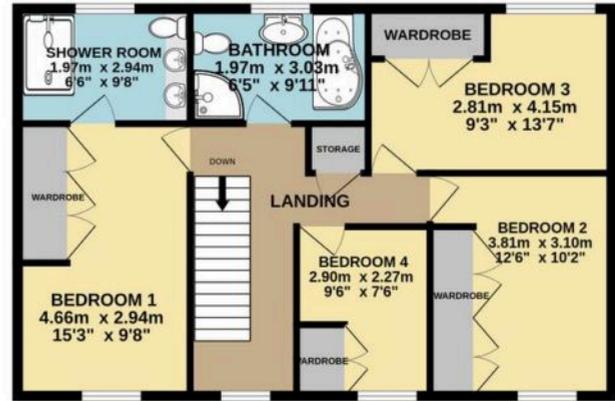
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GROUND FLOOR  
86.6 sq.m. (932 sq.ft.) approx.



1ST FLOOR  
67.1 sq.m. (722 sq.ft.) approx.



TOTAL FLOOR AREA : 153.6 sq.m. (1653 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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Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

