ABODE
SALES & LETTINGS

Sandon Road, Cresswell, ST11 9RB

£225,000



https://www.abodemidlands.co.uk







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.

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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.




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AML Disclaimer - Cheadle Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

PIF Disclaimer - Cheadle Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.






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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

120.4 m²

1296 ft²

(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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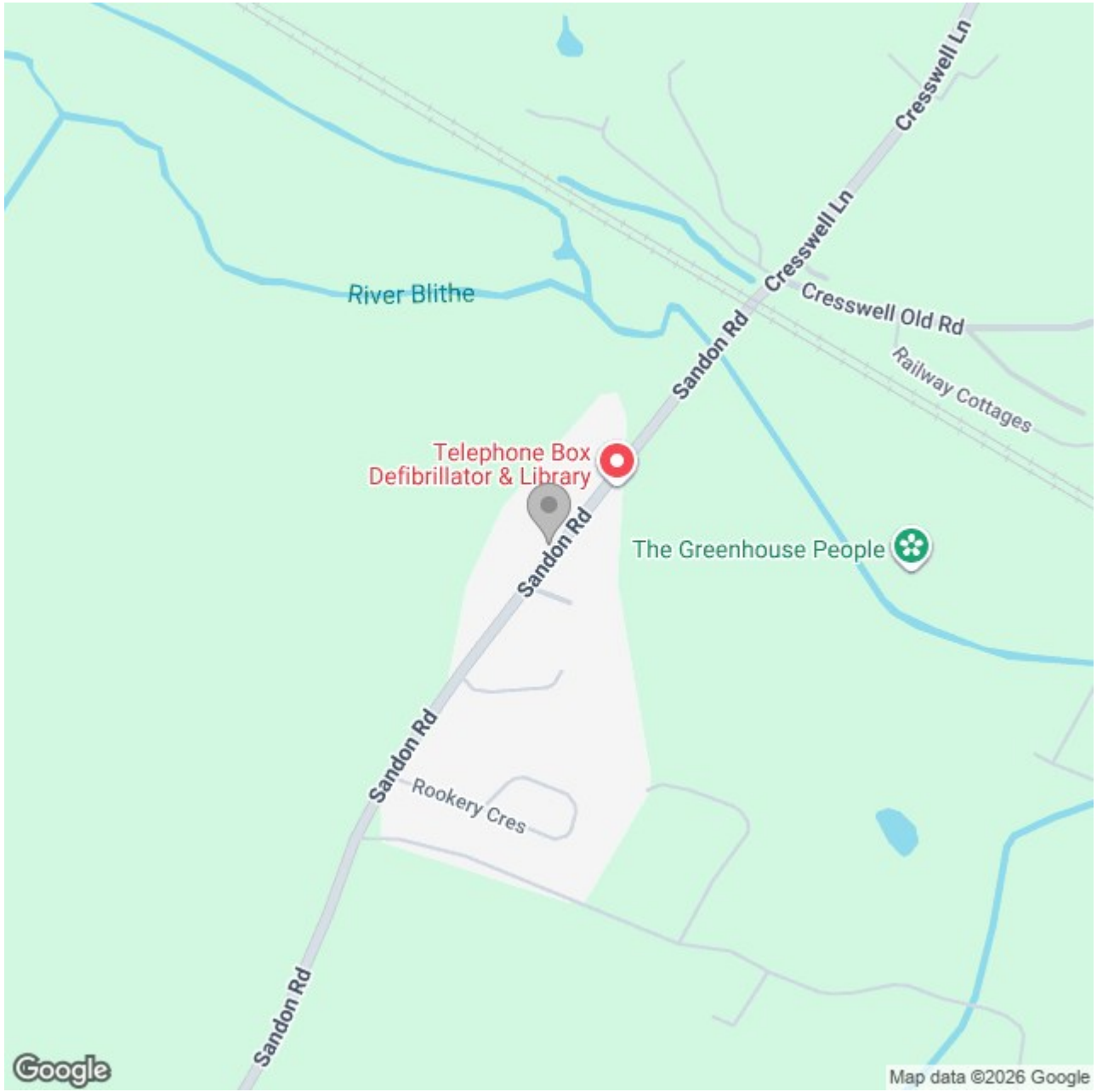

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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