





130 Southwell Road East, Rainworth

Guide Price £320,000 - £330,000 Freehold

• TWO BATH/SHOWER ROOMS • DRIVEWAY FOR SEVERAL VEHICLES & LANDSCAPED SOUTH FACING REAR GARDEN • EARLY VIEWING HIGHLY RECOMMENDED, EPC RATING: D















Entrance

A stylish composite door welcomes you into the entrance area, leading to the main hallway via a charming leaded UPVC double-glazed door.

Entrance Hall

Setting the tone for the home, this beautiful neutral space offers a warm welcome. Featuring a central heating radiator and doors leading to the lounge, dining room/second sitting room, and inner hall, with stairs rising to the first floor.

Living Room

14' 6" x 12' 0" (4.42m x 3.66m)

A bright and inviting space, enhanced by a triple-glazed UPVC bay window to the front aspect, allowing plenty of natural light to flow through. The focal point of the room is the coal-effect gas fire, framed by a stylish surround. The laminate flooring seamlessly continues from the hall, complementing the modern aesthetic. Additional benefits include two central heating radiators, feature coving to the ceiling, and TV and power points.

Dining Room/ Reception Room Two

12' 5" x 10' 8" (3.78m x 3.25m

This beautifully presented and versatile room offers the perfect setting for dining or relaxation. A charming log burner (not HEATAS registered) serves as the central feature, creating a cozy atmosphere. Two UPVC double-glazed windows to the side aspect provide ample natural light, while a stylish retro central heating radiator adds character. The space comfortably accommodates a dining table for six to eight people, with elegant ceiling coving completing the look.

Inner Hall

Providing seamless access from the entrance hall to the kitchen, this space also leads to a useful storage room and the downstairs shower room.

Downstairs Shower Room

Modern and stylish, this shower room boasts a contemporary three-piece suite, including a low-flush WC, a sleek sink unit with a freestanding tap and built-in storage beneath, and an electric shower cubicle with bi-folding glazed doors. Fully tiled walls and flooring, a chrome heated towel rail, and a UPVC double-glazed window to the side complete this well-appointed space.

Dining Kitchen

18' 3" x 12' 3" (5.56m x 3.73m

A superb space for both family meals and entertaining, this generously sized dining kitchen is fitted with a comprehensive range of wall and base units. A feature work surface houses a sink and drainer unit with an instant hot water tap and a complementary tiled splash backs. The kitchen includes a range-style cooker with an eight-ring gas hob, a dishwasher, and a washing machine—all included in the sale. Spotlights and feature coving add to the ambiance, while two UPVC double-glazed windows offer natural light and views over the rear aspect. A UPVC door provides access to the conservatory.

Conservatory

13' 8" x 9' 4" (4.17m x 2.84m)

A stunning extension of the living space, this conservatory is the perfect retreat, offering panoramic views of the garden through bifold UPVC double-glazed doors. Underfloor heating ensures year-round comfort, while spotlights illuminate the ceiling. Additional features include an electric heater, power points, and a door for convenient to the court yard area and rear of the garage.

First Floor

Redroom No 1

12' 5" x 11' 5" (3.78m x 3.48m)

A spacious and well-appointed double bedroom, located to the rear of the property. This room benefits from ample fitted wardrobe space and built-in drawer units, offering excellent storage solutions. A UPVC double-glazed window to the rear aspect floods the room with natural light while providing elevated views over the local area. Additional features include a central heating radiator, deep skirting boards, and power points.

Bedroom No 2

17' 6" x 10' 10" (5.33m x 3.30m)

Another generously sized double bedroom, featuring fitted wardrobes with mirrored doors. A triple-glazed bay window to the front aspect allows plenty of natural light to filter in, creating a brigh and airy space. Power points and central heating radiator complete the room

Bedroom No 3

9' 1" x 7' 5" (2.77m x 2.26m)

room. It includes a triple-glazed window to the front aspect, a fitted wardrobe, a central heating radiator, and power points. This space would comfortably accommodate a single bed if desired.

Shower Room

Beautifully renovated in recent years, this stunning shower room features a contemporary sink unit with a mixer tap and built-in storage, a low-flush WC, and a walk-in mains-fed rainfall shower. Modern tiling to the walls and floor enhances the luxurious feel, while a heated towel rail and a UPVC double-glazed window to the rear add practicality and style.

Outside

A spacious paved driveway offers ample parking for at least three vehicles. The garage, with an up-and-over door, benefits from an additional storage room to the rear, leading to a courtyard—ideal for bin storage. Integrated spotlighting surrounds the driveway, enhancing the property's curb appeal. A beautifully landscaped rear garden offers the perfect blend of relaxation and practicality. A raised paved patio provides an ideal spot for evening unwinding or entertaining, with steps leading down to a shaped lawn, bordered by mature shrubs and trees. A charming picket fence separates the main garden from a barked play area, perfect for children. Additional highlights include fenced boundaries, a summer house, a shed (both included in the sale), and an outdoor power source. Gated access leads to the front of the property.

Additional Information

Tenure: Freeholc

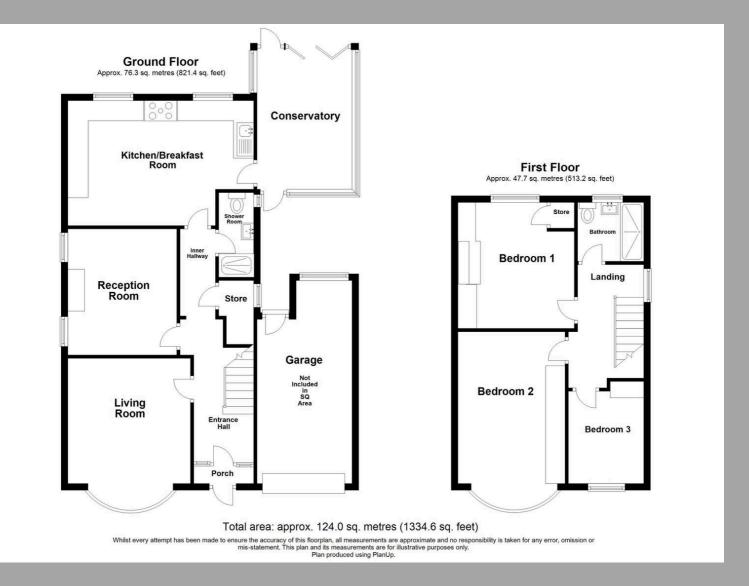
Council Tax Band: C

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.









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