



AMETHYST CLOSE | RAINWORTH | MANSFIELD | NG21 0GH

BuckleyBrown
ESTATE AGENTS

ONE FOR THE FAMILY!.. We can't wait to show you around this gorgeous three-bedroom detached family home, situated within the popular residential area of Rainworth. The property itself has been kept to a great standard throughout, boasting a spacious internal layout that is perfectly suited to growing families! Let's take a look around..

The ground floor welcomes you to a great entrance hall where you'll instantly get a sense of the space on offer. Starting with the light and airy sitting room, which is decorated with a neutral colour palette and offers the perfect setting for entertaining guests. The lounge is equally great and boasts comfy carpeted flooring, along with French doors leading out to the rear garden. A third reception room is positioned just next door, and lends itself well as a dining room with ample space to enjoy sit down meals with the family. Not to mention, an abundance of natural light beaming in from the bay fronted window. The kitchen is brilliant, fitted with a range of attractive units to utilise, along with lots of preparation space to enjoy cooking up tasty meals. As well as plumbing for a washing machine and dishwasher. In addition, there is a useful WC for guests to utilise.

The first floor hosts three well-appointed bedrooms, all of which offer plenty of space and flexibility to add your own stamp. The master bedroom even features a stylish en-suite! The family bathroom can also be found off the landing and comprises of a gorgeous three-piece suite where you can unwind after a long day. With the added benefit of vanity storage and complementary tiling.

Heading outside, you will only be further impressed to find a most spacious and enclosed garden to the rear with a lovely lawn, mature shrubbery and a decked seating area, where you can enjoy hosting outdoor gatherings or alfresco dining with family and friends! Along with a driveway to the front providing off-street parking.





Sitting Room

With carpet to flooring, central heating radiator, down lights and window to the front elevation.

Lounge

With carpet to flooring, feature fireplace and French doors leading outside.

Dining Room

With carpet to flooring, central heating radiator and bay window to the front elevation.

Kitchen

Complete with matching wall and base units, work surface, inset sink with mixer tap above, gas hob, tiled walls, plumbing for a washing machine, central heating radiator, window to the rear elevation and door leading out to the garden.

WC

Fitted with a low flush WC, wash hand basin with vanity storage, chrome heated towel rail, extractor fan and an opaque window to the side elevation.

Bedroom One

With carpet to flooring, central heating radiator and window to the front elevation.

En-Suite

Complete with a low flush WC, enclosed shower, modern tiling, and an opaque window to the rear elevation.

Bedroom Two

With carpet to flooring, central heating radiator and window to the front elevation.

Bedroom Three

With carpet to flooring, central heating radiator and window to the front elevation.



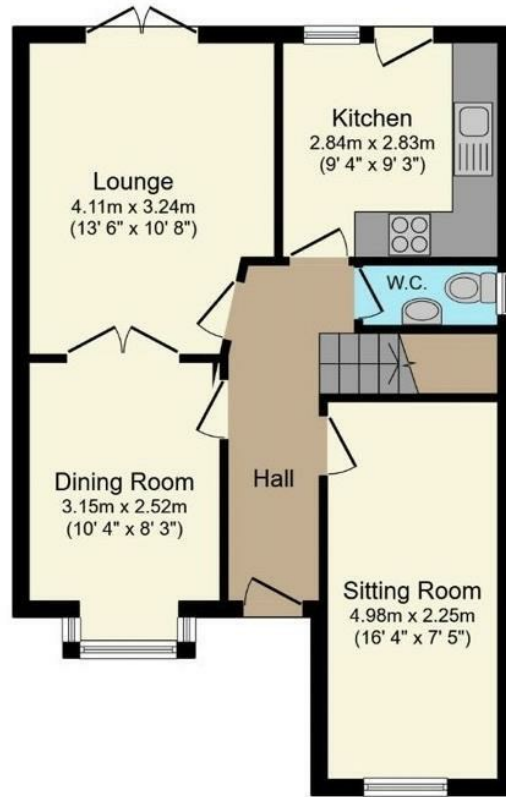
Bathroom

Complete with panelled bath, overhead shower, low flush WC, wash hand basin with vanity storage, full height tiling, extractor fan and central heating radiator. Along with an opaque window to the rear elevation.

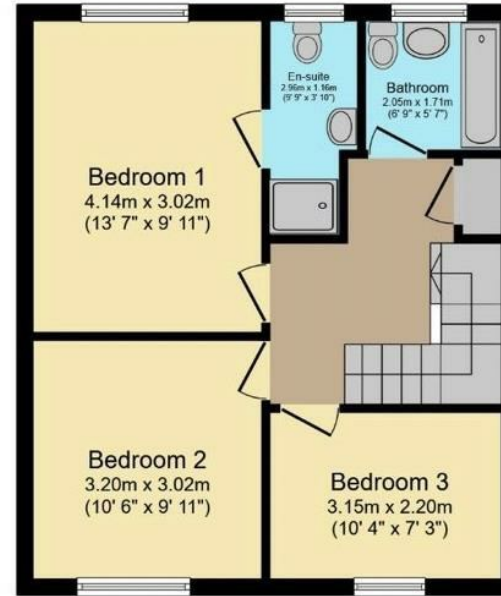
Outside

With a driveway to the front providing off-street parking for multiple vehicles. Together with an enclosed garden to the rear with a maintained lawn, decked seating area and mature shrubbery.





Ground Floor



First Floor

Total floor area 96.9 m² (1,044 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 81 |
| (81-91) B | | | |
| (69-80) C | | 70 | |
| (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 | |

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