



Offers In The Region Of £280,000

THE HAY FIELDS | RAINWORTH | MANSFIELD | NG21 0PB

BuckleyBrown
ESTATE AGENTS

WELCOME HOME!... You will love this three-bedroom detached family home which has been presented to an amazing standard and is a credit to its current owners. This home boasts solid wood flooring to the ground floor, plantation shutters throughout which are a lovely addition, plus the added benefit of a HIVE smart system!

As you step inside you will be welcomed into a bright and spacious living room which benefits from a bay window to the front, allowing for ample natural light to flood through. To either side you will find two storage cupboards, which are a lovely addition and complete the room. You will continue to be impressed as you walk through the double doors and find a stunning kitchen/diner, which comes complete with a range of modern farmhouse type units and cabinetry, together with a range of integrated appliances. This room works perfect for entertaining guests or enjoying family meals, with plenty of room for a table and chairs and a set of double doors leading out onto the patio, allowing for easy access and creating a lovely indoor-outdoor feel. There's also a handy utility with space for additional appliances just off here, plus separate access into the WC.

The first floor hosts three double bedrooms, all of which complement each other wonderfully and the master has the added luxury of its very own en-suite. The family bathroom completes the floor with a modern four-piece suite in white.

Outside you will find a double driveway to the front, allowing for ample off-street parking, which in turn leads to the integral garage. There is a south-facing garden to the rear with spacious lawn and patio, which is of a brilliant size and provides the perfect spot for outdoor gatherings with friends and family. Could this be your next home? Get in contact with a member of our team today!





Entrance Hallway

With solid wood flooring which continues throughout the ground floor, the added benefit of a HIVE smart system and access to;

Living Room 11'2" x 15'8"

With bay window to the front elevation, cupboards for additional storage and double doors leading into;

Kitchen 12'4" x 14'2"

Bright and spacious kitchen/diner which comes complete with a stylish range modern farmhouse and cabinetry, with work surface over and inset sink and drainer. With a range of integrated appliances, a window to the rear elevation

and a set of double doors leading nicely outside for added convenience. There is also a door providing access to;

Utility Room 5'5" x 5'7"

With a door providing access to the WC and a separate door leading nicely outside for added convenience

WC

Complete with low flush WC, wash hand basin and window to the rear elevation

Landing

With cupboard for additional storage and access to;

Bedroom One 10'9" x 12'4"

With window to the side elevation and access to;

En-suite to Bedroom One

Complete with enclosed double shower, low flush WC, wash hand basin and window to the side elevation

Bedroom Two 8'9" x 12'10"

With window to the front elevation

Bedroom Three 8'5" x 12'4"

With window to the rear elevation and built-in wardrobes

Bathroom 5'7" x 9'8"

Complete with a four-piece suite, comprising panelled bath, low flush WC, wash hand basin, enclosed double shower shower and window to the rear elevation

Outside

With a double driveway to the front allowing for ample off-street parking which in turn leads to the integral garage (8'7" x 16'11"). There is a fantastic south-facing to the rear, mainly laid to lawn with mature shrubs and trees and fence and wall surround offering a degree of privacy. There is also a spacious patio seating area, providing that perfect spot for barbecues in the Summer



Ground Floor:
61Sq.MT/656.60Sq.FT
Approx.

First Floor:
51Sq.MT/548.96Sq.FT
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		73	
(69-80) C			
(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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