



WESTBROOK DRIVE | RAINWORTH | MANSFIELD | NG21 0FH

BuckleyBrown
ESTATE AGENTS

MAKE A MOVE!... Welcome to this modern and stylish three-bedroom house situated in Rainworth, on the doorstep of amenities and transport links to surrounding areas. This property offers a blend of contemporary fixtures and cosy, homely features, perfect for growing families.

As you step inside, you are greeted by a light and airy living room featuring carpeted flooring and a log burner, creating a warm and inviting atmosphere. The living room seamlessly leads into the kitchen, which boasts newly fitted, stylish cabinets, a complementary work surface, and a range of integrated appliances, including a fridge freezer, dishwasher, and washing machine. There is ample space for a dining table, and the French doors provide a lovely view and access to the garden, perfect for entertaining. The ground floor also includes a conservatory with surrounding windows, offering a peaceful spot to enjoy the garden views all year round.

Upstairs, the first floor hosts three bedrooms. The master bedroom benefits from an en-suite bathroom, providing privacy and convenience. The additional two bedrooms are well-sized, perfect for family members or guests. Completing this floor is a generously sized bathroom, beautifully fitted with a four-piece suite, including a separate shower cubicle.

The enclosed rear garden is designed for low maintenance and features an artificial lawn. The front of the property offers a garage providing ample storage space, and off-road parking for two cars. Don't miss the opportunity to make this beautiful house your own!





Living Room 11'6" x 16'6"
Including carpeted flooring and a log burner. With window to front elevation.

Kitchen/Dining Room 8'6" x 20'2"
Complete with a modern range of matching units and cabinetry, gas hob, splash back, extractor fan, integrated oven, inset sink with mixer tap above, integrated appliances including a dishwasher, washing machine and fridge freezer. Along with down lights, complementary flooring, French doors leading outside and access to a conservatory.

Conservatory 6'11" x 10'7"
With windows surrounding and french doors to side elevation.

Landing
With access to;

Bedroom One 9'4" x 11'6"
With carpeted flooring and central heating radiator. Including window to front elevation.

En-Suite 3'1" x 5'4"
Fitted with a low flush WC and a wash hand basin.

Bedroom Two 8'6" x 11'6"
With carpeted flooring and

central heating radiator. With window to rear elevation.

Bedroom Three 7'7" x 8'10"
With carpeted flooring and central heating radiator. With window to rear elevation.

Bathroom 7'8" x 9'4"
Fitted with a corner bath, pedestal sink, low flush WC, enclosed shower, tiling and window to the front elevation.

Outside
With an enclosed garden to the rear including an artificial lawn. The front offers a garage for ample storage space, and off-road parking for two cars.



Ground Floor
64sq.m / 689.76sq.ft
Approx.



First Floor
50sq.m / 536.00sq.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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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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			85
(81-91) B		70	
(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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