



6 HATFIELD CLOSE | RAINWORTH | MANSFIELD | NG21 0LL

**BuckleyBrown**  
ESTATE AGENTS

HELLO NEW HOME!... This three-bedroomed detached home exudes a comfortable aesthetic with ample living space and offers a perfect blend of charm and practicality. Whether you are a growing family, couple, or first time buyer, this home offers a versatile living arrangement to suit your needs. It promises comfort and convenience, all under one roof, making it a worthwhile consideration for your next home. One of the significant advantages of this location is its proximity to schools and local amenities, making it a convenient place to live.

The ground floor boasts of two reception rooms, with the dining room providing direct access to a garden, allowing for a seamless indoor-outdoor living experience. There is also a well-sized kitchen, ready to cater to all your cooking needs.

The first floor hosts three bedrooms. The first bedroom features built-in wardrobes, offering plenty of storage space. The second and third bedroom provide ample room for rest and relaxation. Completing the first floor is the newly refurbished bathroom, presenting an immaculate space to refresh and rejuvenate.

The outside space compliments this home nicely. There is a driveway to the front elevation which in turn provides access to the car port, allowing for ample off-street parking. There is also a low-maintenance, enclosed garden to the rear.





#### Entrance Porch

Doors provide access into;

#### Downstairs WC

Fitted with a low level WC and hand wash basin. With an opaque window to the front elevation.

#### Living Room 14'9" x 16'10"

With a window to the front elevation, a central heating radiator and stairs rising to the first floor.

#### Dining Room 7'0" x 8'8"

With french patio doors which provide access onto the rear garden for convenience. There is an opening into the kitchen.

#### Kitchen 7'1" x 15'9"

The kitchen is fitted with a range of wall and base units with sink and drainer set into work surface which incorporates a breakfast bar. There is space for a range of free-standing appliances. With a window to the rear elevation and a door which provides access to the car port. There is also a useful under-stairs storage cupboard.

#### Landing

With a window to the side elevation and a useful storage cupboard. Doors provide access into;

#### Bedroom One 9'2" x 9'6"

With a window to the front elevation and central heating radiator. There is the benefit of a fitted wardrobe.



#### Bedroom Two 9'2" x 9'2"

With a window to the rear elevation and central heating radiator.

#### Bedroom Three 6'5" x 7'4"

With a window to the front elevation and central heating radiator.

#### Bathroom 6'0" x 7'3"

The bathroom is fitted with a stunning three-piece suite in white comprising low level WC, vanity hand wash basin and an L shaped panelled bath with shower over. With an opaque window to the rear elevation and a central heating radiator.

#### Outside

The outside space compliments this home nicely. There is a driveway to the front elevation which in turn provides access to

the car port, allowing for ample off-street parking. There is also a low-maintenance, enclosed garden to the rear.

#### Car Port 9'9" x 26'11"





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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**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) <b>A</b>			79
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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