



GOLDCREST AVENUE | RAINWORTH | MANSFIELD | NG21 0WS

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ESTATE AGENTS

A MODERN FAMILY HOME!! This contemporary three-storey, three-bedroom home offers so much space for any growing family to appreciate and not only has it been immaculately presented throughout, the location is sure to attract your attention too, with it being located in the popular residential area in Rainworth with transport links to surrounding area. Not to mention being across the way from the children's park, perfect for families and dog walkers! The property is located on a no-through road making it a super safe location for parents of young children.

As soon as you walk through the front door, you will be amazed by the great amount of space on offer and will firstly find a light and airy kitchen which is complete with a range of modern units and a work surface which complements this space beautifully and includes integrated appliances. Leading off here you will find a WC and an impressive lounge which is filled with natural daylight and benefits from French doors leading outside, excellent for flowing in fresh air and allowing easy access to the garden.

As you head up to the first floor, you will find two spacious bedrooms which are all versatile and can be utilised to your own liking! There is also a family bathroom fitted with a three-piece suite in white just off the landing. The second floor boasts a well appointed master bedroom with the added luxury of an en-suite facility and a delightful velux window.

Outside will leave you in awe with its immaculate frontage providing kerb appeal and driveway offering off-street parking for three cars. Not to mention the large garage (11ft x 20ft)boasting ample storage space for all of your household goods and further parking. The rear garden is stunning too, with the well-maintained lawn giving a nice finishing touch. It's clear that this space has been well cared for and will be fully appreciated when the sun is shining.





Hall

With access to;

Kitchen/Dining Room 8'5" x 11'3"

Including a range of matching cabinetry and units, with work surfaces over and an inset sink. There is plenty of space here for your appliances. Including window to front elevation.

Living Room 12'2" x 15'7"

WC

Including a low flush WC and a hand wash basin.

Landing

With access to;

Bedroom One 10'10" x 21'1"

With window to front elevation and a skylight window.

Bedroom Two 11'1" x 15'7"

With two windows to rear elevation.

Bedroom Three

With window to front elevation.

Bathroom 6'2" x 8'4"

Including a three-piece suite.

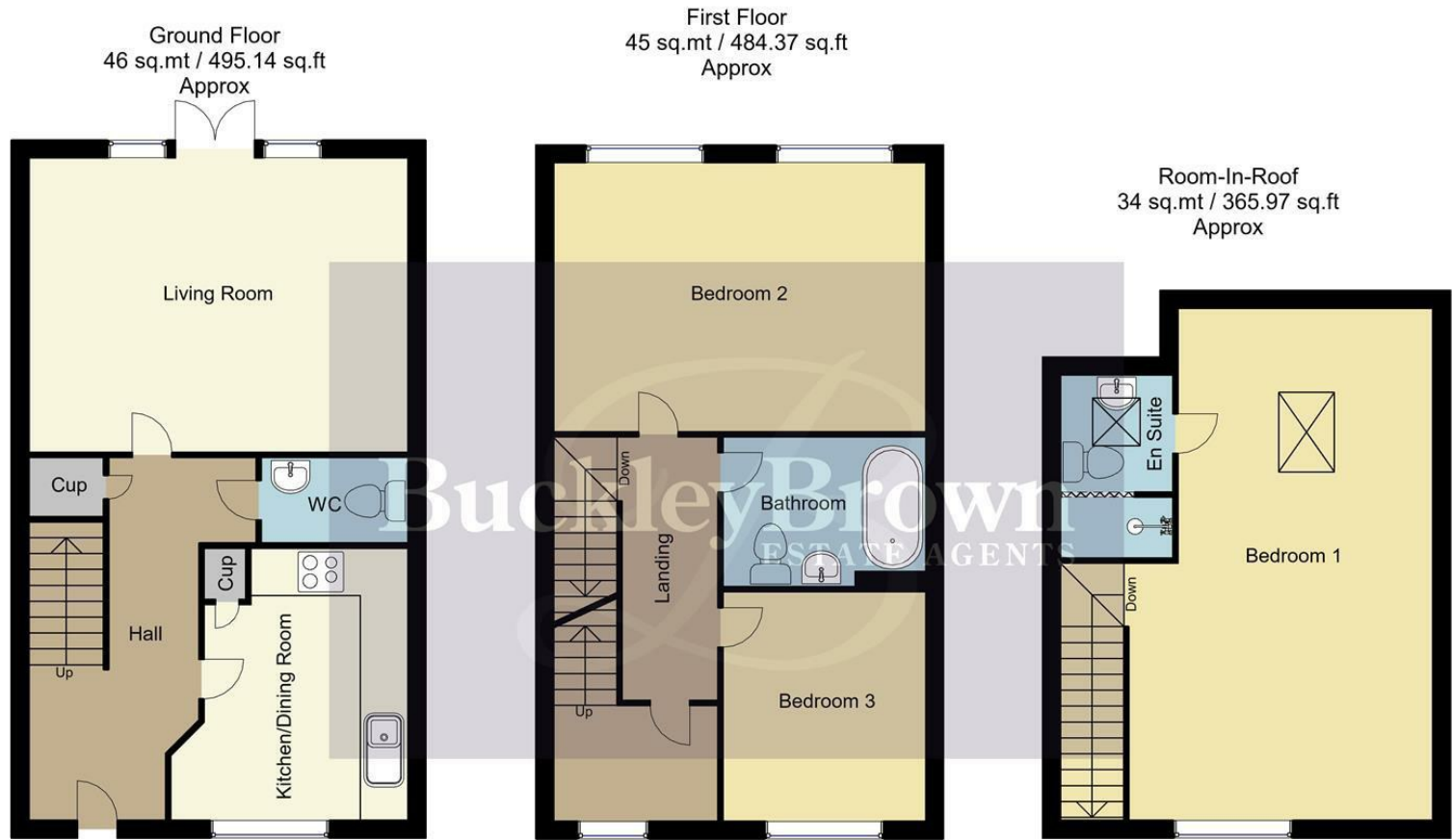
Ensuite 4'7" x 7'6"

Including a three-piece suite. With a double shower, hand wash basin and low flush WC.

Outside

To the rear accommodates a well-maintained lawn with fence surrounding. The front of the property hosts a large garage (11ft x 20ft) with ample storage and a driveway with parking for three cars.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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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