



£250,000 Freehold

32 NIGHTJAR WAY | RAINWORTH | MANSFIELD | NG21 0WJ

BuckleyBrown
ESTATE AGENTS

MOVE IN READY!... This impressive three bedroomed detached home which is deceptively spacious is sure to catch your eye! This home has been presented to an excellent standard with tasteful decor throughout which is complemented beautifully with modern fixtures and fittings. Not only that but it is located in a popular residential location, offering good access to a range of local amenities, making the perfect home for any growing family.

As you make your way inside you will first of all find a welcoming entrance hallway which has a useful downstairs WC leading just off from here. The first room you will notice is the dining room this is light and airy with lots of space for hosting friends and family. As you walk further you will find a bright and spacious lounge with a set of patio doors overlooking the south facing rear garden and allowing ample natural light to flood through. Completing the ground floor is a well presented kitchen complete with a range of stylish units and integrated appliances. The hallway, downstairs W/C and kitchen all have ceramic flooring and the lounge and dining room having laminate flooring.

The first floor hosts three well proportioned bedrooms with the master benefiting from the added luxury of an en-suite. In addition there is a lovely family bathroom fitted with a three-piece suite in white. Outside complements this property well with an easy to maintain front garden with a driveway providing off-street parking and access to the garage. To the rear there is an enclosed garden which is a rear credit to the current owners! There is a low maintenance astroturf lawn, which is pet safe/friendly and range of patio seating areas providing the perfect oasis to relax in. Ready to view this property for yourself? Call now to arrange a viewing!





Entrance Hall
Giving access too;

Dining Room 8'6" x 9'10"
With window to front elevation, laminate flooring and radiator.

Living Room 15'1" x 10'4"
With laminate flooring, radiator and patio doors leading outside,

Kitchen 9'8" x 9'9"
Complete with a range of matching wall and base units, complimentary work surface over, integrated oven with gas hob, extractor fan, sink and drainer with mixer tap, integrated fridge and freezer, window to rear elevation, laminate flooring and door leading outside.

Downstairs WC 8'7" x 3'6"
Laminate flooring, low flush wc and pedestal hand wash basin.

Master Bedroom 8'10" x 11'1"
With carpet flooring, window and access to;

En-Suite 6'11" x 4'11"
Complete with a shower cubical, low flush wc and pedestal wash hand basin.

Bedroom Two 9'8" x 9'9"
With carpet flooring, radiator and window.

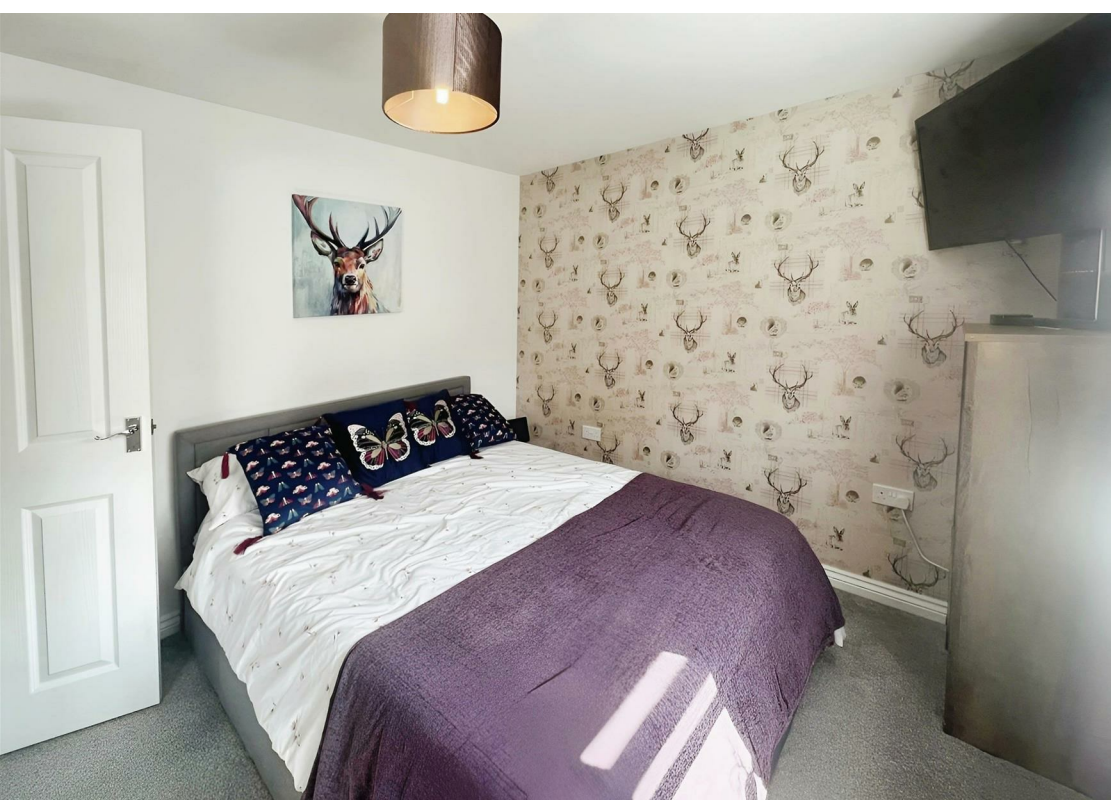
Bedroom Three 8'9" x 9'6"
With carpet flooring, radiator and window.

Bathroom 6'9" x 6'4"
Complete with a matching three piece suite comprising of panelled bath with shower over, pedestal hand wash basin, low flush



wc, partly tiled floor and window to front elevation.

Outside
To the front of the property there is a driveway providing off-street parking. To the rear of the property is an enclosed garden with low maintenance astroturf and an array of seating areas to enjoy in the summer months.





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			94
(81-91) B		83	
(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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