



Offers Over £240,000

DARRICOTT CLOSE | RAINWORTH | MANSFIELD | NG21 0FP

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ONE NOT TO BE MISSED!... Standing proud on a lovely plot is this fabulous three-bedroom detached bungalow that will certainly impress upon first glance! Boasting a wonderfully modern and practical internal layout, this property is located in the sought after village of Rainworth. A convenient area with great local shops and nearby amenities. Let's take a look inside...

As you step into the entrance hallway, the first room that will catch your eye is the bright and spacious lounge which hosts a neutral palette and carpeted flooring creating a perfect space to unwind and relax. The kitchen hosts a range of modern cabinetry and units with stunning work surfaces above, this layout is perfect for both cooking and socialising, ensuring every culinary need is met. The sleeping accommodation is equally impressive, boasting three bedrooms. The second bedroom offers built in wardrobes, whilst all three bedrooms offer plenty of versatility to add all of your desired furnishings. The property is further enhanced by a shower room including a beautiful three piece suite and a separate WC for added convenience.

Heading outside, the property benefits from a driveway providing off-street parking for multiple cars, this is a great feature for any home. The garden features both patio and gravel areas, making it low maintenance with surrounding fences and decorative shrubs. The garage offers ample storage space which is accessible from the front.

Call our team today and book in a viewing!





Entrance Hall

With karndeian flooring, central heating radiator, window to side elevation and access to;

WC

Complete with a low flush WC, hand wash basin and a window to side elevation.

Bedroom Three 7'10" x 12'0"

With carpeted flooring, central heating radiator and a window to front elevation. Versatile room, could easily lend itself as an additional reception room.

Living Room 11'9" x 19'2"

With carpeted flooring, central heating radiator, windows to front and side elevation and a multi burner stove.

Hall

With Karndeian flooring, built in storage cupboard and further access too:

Kitchen 7'10" x 9'8"

With karndeian flooring, a modern array of matching units and cabinetry with appliances; bosch ceramic hob, bosch microwave, larder fridge/freezer and washing machine. Window to side elevation.

Bedroom One 10'1" x 11'0"

With carpeted flooring, central heating radiator and window to rear elevation.

Bedroom Two 8'7" x 10'1"

With carpeted flooring, central heating radiator, built in wardrobes and doors to the rear.

Shower Room 5'4" x 7'2"

Complete with a neutral three-piece suite including a shower, low flush WC and a hand wash basin. Karndeian flooring and window to side elevation.



Garage

Accessible from front elevation,

Outside

To the front of the property you will be greeted with a spacious driveway creating off-street parking for multiple vehicles. To the rear you will find an extensive garden which offers both gravel and patio area making it easy to maintain, with surrounding fencing and shrubs.



Ground Floor
70sq.m/757.34sq.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			86
(81-91) B			
(69-80) C		69	
(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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