



Offers In The Region Of £269,995

3 WEBSTER CLOSE | RAINWORTH | MANSFIELD | NG21 0FS

**BuckleyBrown**  
ESTATE AGENTS



AN IMPRESSIVE PLOT!... Are you in search for a stunning four bedroom detached house located in the sought after area of Rainworth? You are going to LOVE this property! This home hosts an impressive driveway and a great layout. Let's take a look around...

As you step inside you will find this residence boasts a fantastic two reception rooms! Starting with the living room which comprises a traditional feature fireplace and a large window allowing plenty of light to fill the room. Moving further, you will find the dining room with ample space for your desired dining furniture. This room gives you access to the conservatory; A light and airy space with versatility to be an extra sitting room/ office etc... The kitchen offers a modern range of high gloss cabinets and units with integrated appliances. Completing the ground floor is a WC and a handy utility room for added convenience.

The first floor accommodates four spacious bedrooms, all decorated to a neutral aesthetic providing versatility to add your own stamp. The family bathroom hosts a three-piece suite with a bath. This is a tranquil and relaxing space to unwind after a long day.

The outside hosts a private and well-landscaped garden. This is perfect for inviting guests over in the summer month's for a BBQ. The front of the property boasts a large driveway with parking for multiple cars and also has the benefit of its own garage! as well as a front lawn area full of personality with shrubs and trees. Call today to arrange a viewing!





#### Hall

Spacious tiled hallway with ample storage space.

#### Living Room 15'2" x 16'5"

Laminate flooring with a feature fireplace, ample storage space, central heating radiator and a rounded bay window to the front elevation.

#### Dining Room 9'3" x 10'8"

Spacious dining room with laminate flooring and central heating radiator, patio doors leading into the conservatory. space for shelving units and your desired dining furniture.

#### Conservatory 7'4" x 18'0"

Light and airy room with central heating radiator, ample space for furniture.

#### Utility 5'11" x 10'8"

Tiled flooring, central heating radiator, room for appliances and shelving units/storage space.

#### Kitchen 7'10" x 13'0"

Modern Kitchen with high gloss matching cupboards, an integrated oven, inset sink and a window to the rear elevation.

#### WC

Low flush WC and hand wash basin.

#### Landing

Spacious carpeted landing with access into all first floor rooms.

#### Bedroom One 8'11" x 11'6"

Master bedroom with laminate flooring, central heating radiator, ample space for your desired furniture and a window to the front elevation.



#### Bedroom Two 8'5" x 9'1"

Spacious bedroom with laminate flooring, central heating radiator, ample space for your desired furniture and a window to the rear elevation.

#### Bedroom three 6'11" x 10'7"

Spacious bedroom with laminate flooring, central heating radiator, ample space for your desired furniture and a window to the rear elevation.

#### Bedroom Four 6'4" x 8'6"

Currently used as an office/storage room. Ample space for wardrobes and a desk. Laminate flooring, central heating radiator and a window to the front elevation.

#### Bathroom 5'5" x 6'6"

Three piece family bathroom with a low flush WC, bath with shower over and a hand wash basin.

#### Garage

Ample storage space with access from the front elevation.

#### Outside

Large driveway to the front with room for multiple cars and its own garage. The front has the advantage of a lawned area as well as a driveway perfect as an extra seating area for the summer. To the rear you'll find a spacious well maintained rear garden with a risen patio area.







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



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