



Offers In The Region Of £280,000

SHERWOOD VIEW, SHERWOOD ROAD | RAINWORTH | MANSFIELD | NG21 0JW

BuckleyBrown
ESTATE AGENTS

AN AESTHETIC FAMILY HOME!!...Welcome to this wonderful three-bedroom detached home. Positioned in the heart of Rainworth this house is a hidden gem and offers instant kerb appeal with a well-planned layout, local amenities and a well-landscaped garden. Let's take a look around..

As you enter this property, you will be impressed by the chic lounge which oozes a sense of comfort and personality. The large window in this space creates a bright and airy atmosphere. The contemporary kitchen/diner is a great entertaining space and hosts a range of modern units and cabinets with integrated appliances including a fridge/freezer, wine cooler, oven and many more! It also benefits from a breakfast bar and spotlights. Towards the rear garden you will find a brand new extension conservatory, this is the ideal space for a playroom/extra sitting room. Finishing the ground floor you will find a convenient downstairs WC.

Heading to the first floor, you'll discover three bedrooms which have been kept to a high standard and provide ample space for your own personal touches. These have been modernised and decorated to a high level. Just off the landing you will find the bathroom which comprises a three-piece suite with a shower cover the bath. This is a great space to relax and unwind.

Outside, the private enclosed garden hosts a lovely lawn area which leads to a second gravelled garden with a decking patio perfect for alfresco dining and inviting the family over to enjoy the sunny months together with a BBQ. To the front offers a driveway with parking for two cars. Call now to book a viewing!!





Porch
Entrance to the property

Living Room 16'10" x 13'5"
Spacious living room, laminate flooring, central heating radiator, space for a feature fireplace and a window to the front elevation.

Kitchen 16'10" x 9'8"
Modern matching cabinets with ample worktop space above, integrated appliances such as a oven, microwave, gas hob, wine cooler and fridge freezer. Breakfast bar with space for 3 seats a window to the rear and door to the side elevation. Access to the conservatory.

Conservatory 11'2" x 8'3"
Light and airy conservatory with doors to the rear elevation. Perfect as a play room/ extra sitting room.

WC 5'5" x 3'2"
Low flush WC with hand wash basin.

Landing
Bedroom One 12'2" x 9'6"
Carpeted master bedroom with central heating radiator, modern panneling, ample space for your desired bedroom furniture.

Bedroom Two 11'5" x 9'6"
Generous sized carpeted bedroom with central heating radiator and a window to the rear elevation.

Bedroom Three 9'2" x 7'2"
Carpeted bedroom with central heating radiator, perfect as a nursery room. Window to the front elevation.

Bathroom 9'2" x 7'2"
Three piece bathroom with low flush, hand wash basin and shower over bath.



Outside
Spacious driveway to the front with ample room for multiple cars. To the rear is a well maintained lawn area along with a gravelled and decking 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) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 70 | |
| England & Wales | | EU Directive 2002/91/EC |

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