



Offers In The Region Of £220,000 Freehold

4 CHURCHFIELD DRIVE | RAINWORTH | MANSFIELD | NG21 0BJ

**BuckleyBrown**  
ESTATE AGENTS

### IDEAL FAMILY HOME...

Situated in the popular residential area of Rainworth, this attractive three-bedroom detached home offers spacious and modern accommodation, perfect for families or those looking to upsize. The property enjoys a convenient location close to a wide range of local amenities including shops, supermarkets, cafes, and healthcare services. It is also well-served by reputable primary and secondary schools, making it ideal for growing families. Excellent transport links are easily accessible, with regular bus routes and nearby road connections to Mansfield, Newark, and the wider Nottinghamshire area, ensuring easy commuting and connectivity.

Upon entering, you're welcomed into a bright and airy hallway leading into a generously sized living room, ideal for relaxing or entertaining. The modern kitchen is well-equipped with contemporary units, integrated appliances, and plenty of worktop space, opening out into a dining area that comfortably accommodates a family dining table. There is also excellent built-in cupboard space on the ground floor, offering practical storage solutions.

Upstairs, the property benefits from three well-proportioned bedrooms, each with space for wardrobes and additional furnishings. The modern family bathroom is finished to a high standard, featuring a full-size bath with shower over, stylish tiling, and contemporary fixtures.

Externally, the home continues to impress with a large detached garage providing ample storage or potential for workshop use. A private driveway to the front offers off-road parking for multiple vehicles. The generous rear garden features a well-maintained lawn and a spacious patio area, ideal for outdoor dining, play, or relaxing in the warmer months. This is a well-rounded and beautifully maintained home, ready to move into, with excellent local amenities, schools, and transport links nearby.







#### Porch

Entrance into the property.

#### Living Room 15'5" x 11'9"

Carpeted flooring with central heating radiator and window to the front elevation.

#### Hall

Second entrance via the side of the property through the hallway.

#### Kitchen/Dining Room 15'5" x 10'3"

Modern kitchen featuring laminate flooring and sleek contemporary cabinets, complemented by generous worktop space. Integrated appliances include an oven and an inset sink, offering both style and functionality. There's ample room to accommodate your preferred dining furniture. Natural light floods the space

through a rear-facing window and patio doors, which open directly onto the rear garden — perfect for indoor-outdoor living.

#### Landing

Landing leading into all first floor rooms.

#### Bedroom One 8'11" x 13'10"

Spacious carpeted bedroom with central heating radiator and a window to the front elevation. Along with a built in wardrobe.

#### Bedroom Two 8'7" x 11'9"

Spacious carpeted bedroom with central heating radiator and a window to the rear elevation.

#### Bedroom Three 6'2" x 8'11"

Carpeted bedroom with central heating radiator and a window to the front elevation.



#### Bathroom 6'2" x 7'0"

Three piece suite with bath and shower over, hand wash basin and low flush WC.

#### Garage

Ample space for vehicles/storage.

#### Outside

To the front, a spacious patio driveway provides off-road parking for up to four vehicles. The rear of the property boasts a well-maintained lawn, a detached garage, a paved patio area ideal for outdoor entertaining, and a low-maintenance gravelled section — offering a variety of versatile outdoor spaces.





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>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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