



Price Guide £550,000 Freehold

70 ELDERBERRY WAY | RAINWORTH | MANSFIELD | NG21 0UW

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE £550,000-£570,000
A MODERN CLASSIC!

Welcome to this stunning five-bedroom detached home in Rainworth, ideally placed for excellent amenities, schools, and transport links. With a generous and versatile layout, this property is perfect for modern family living and entertaining, enhanced throughout by thoughtful upgrades.

The hallway sets the tone for the bright, welcoming interior. The modern, well-appointed kitchen features ample granite work surfaces, plinth lighting, a breakfast bar, and further upgrades that boost both style and practicality. The open-plan design offers plenty of space for furnishings, with a side bay window and double doors opening to the rear garden, filling the room with natural light and creating an effortless indoor-outdoor flow. The separate dining room, with a front bay window, is ideal for family meals or hosting guests. The cosy living room provides a relaxing retreat, also with double doors leading out to the garden. A utility room and convenient WC complete the ground floor, all supported by a specialised zoned heating system allowing each room to be individually temperature-controlled.

Upstairs offers five well-proportioned bedrooms, two with en-suites and four with fitted wardrobes, giving excellent storage and flexibility. Both en-suites and the family bathroom include double rain-head showers and vanity units, while the main bathroom also features a double-ended bath and a fitted TV for luxurious unwinding. Sleek new front and back doors further enhance security, efficiency, and kerb appeal.

Externally, the home enjoys a welcoming front garden with shrubs and a pathway, plus ample off-street parking and side access to the garage. The private rear garden features a patio seating area, a lawn, and surrounding fences—perfect for relaxing, entertaining, or family activities.





Entrance Hall

With stairs rising to the first floor, built in storage cupboard and surrounding doors providing access into;

Kitchen/ Dining Room 20'10" x 21'10"

The kitchen is complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, a Quooker boiling tap, integrated eye level oven, eye level microwave, induction hob with hood over, wine cooler and a breakfast bar. It also benefits from plinth lighting. This room offers an open plan design with space for other furnishing such as sofas and a dining table. With a bay window to the side elevation, double doors opening onto the garden and a door providing access into the utility.

Utility 6'6" x 6'6"

With space for appliances, an inset sink and drainer, plinth lighting and a door to the rear elevation.

Dining Room 10'5" x 13'0"

With ample space, carpeted flooring and a bay window to the front elevation.

Living Room 14'4" x 21'9"

With carpeted flooring, bay window to the front elevation and double doors opening onto the rear garden.

WC 6'6" x 5'10"

Complete with a low flush WC and a hand wash basin.

Landing

With access into;

Bedroom One 14'3" x 10'4"

With carpeted flooring, fitted wardrobes, windows to the side elevations and its own en-suite facility.

En-suite 6'6" x 4'5"

Complete with a three piece suite including a shower, low flush WC and a hand wash basin.



Bedroom Two 12'3" x 13'2"

With carpeted flooring, fitted wardrobes, windows to the front and side elevations and its own en-suite facility.

En-suite 6'6" x 4'3"

Complete with a three piece suite including a shower, low flush WC and a hand wash basin.

Bedroom Three 12'4" x 9'6"

With carpeted flooring, fitted wardrobe and a window to the front elevation.

Bedroom Four 8'7" x 11'5"

With carpeted flooring, fitted wardrobe and a window to the rear elevation.

Bedroom Five 9'6" x 9'6"

With carpeted flooring and a window to the front elevation.

Bathroom 7'2" x 8'8"

Complete with a four piece suite including a

bath, shower, low flush WC and a hand wash basin.

Outside

The front of the property offers surrounding shrubs and a pathway to the door. To the side of the property you will find ample off street parking for up to 4 cars and access to the garage. The rear garden hosts a patio seating area, laid lawn and surrounding fences.

Garage 17'8" x 16'11"

Detached double garage, accessible from the front and side elevation.

Additional Information

This home was newly built in 2023 by David Wilson Homes and further enhanced with a range of carefully chosen personal upgrades.





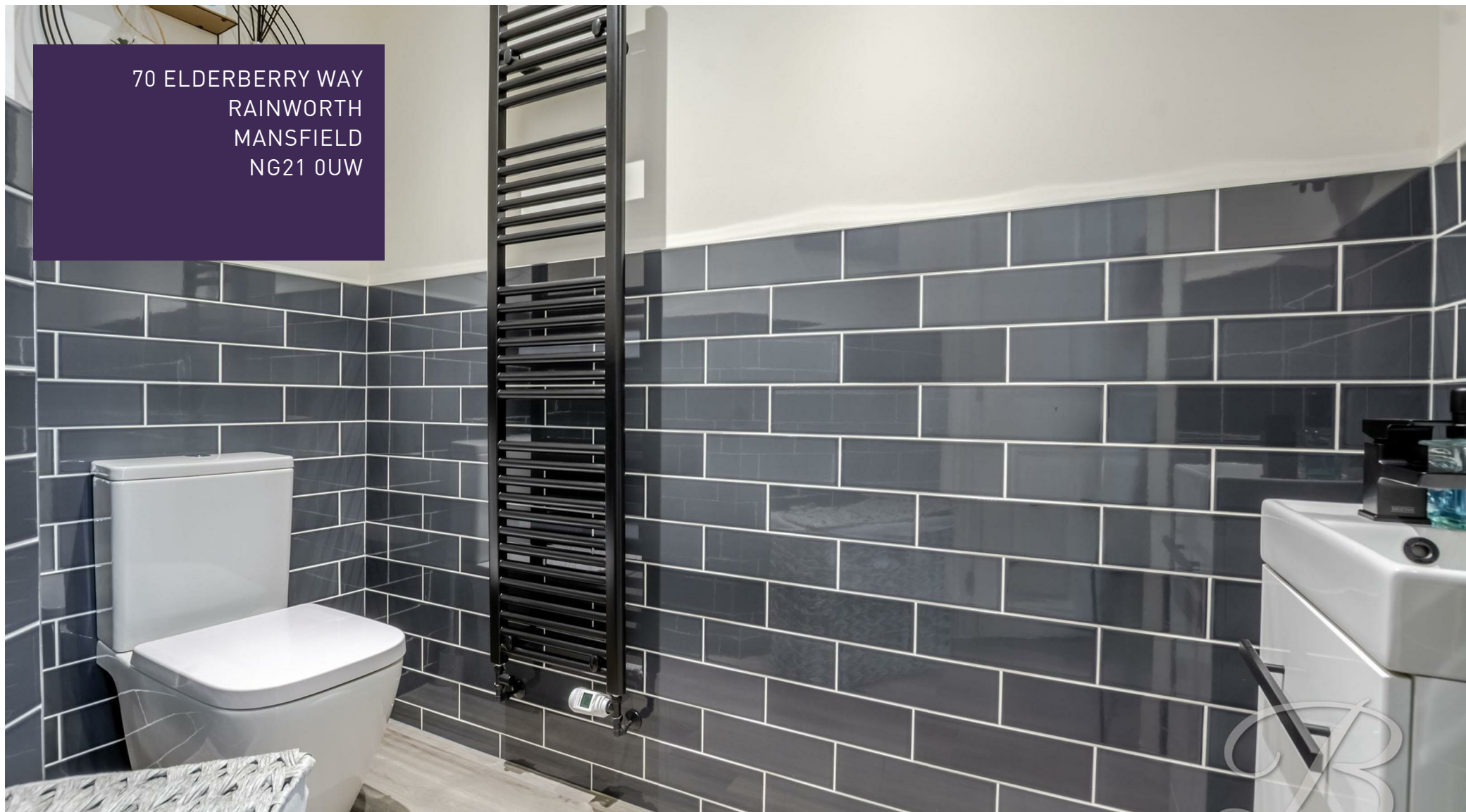
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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		
(81-91) B		
(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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