



Amber Close  
Rainworth Mansfield



# Amber Close Rainworth Mansfield NG21 0FU

for sale  
**£240,000**



## Property Description

Three-Bedroom Detached Home - Amber Close, Rainworth!

Nestled in a sought-after location on Amber Close, Mansfield, this well-presented three-bedroom detached property offers spacious and versatile living accommodation, perfect for families or professionals alike.

The ground floor features a welcoming lounge, a separate dining room ideal for entertaining, a modern kitchen, and a convenient cloakroom/WC. Upstairs, the property boasts three well-proportioned bedrooms, including a master with en-suite, a family bathroom, and a landing with loft access for additional storage.

Externally, the front elevation benefits from a garage and parking for two vehicles, while the rear garden offers a slabbed patio, a partially laid-to-lawn area, and gated side access. Additional selling features include solar panels, south facing rear garden and the advantage of no onward chain, making this an excellent opportunity for a hassle-free move.

Don't miss out - Schedule a viewing today!

## Lounge

13' 5" x 10' 10" ( 4.09m x 3.30m )

The lounge comprises of double-glazed French doors to rear, wall mounted radiator, gas fire and carpeted flooring to finish.

## Dining Room

8' x 12' 8" into bay window ( 2.44m x 3.86m into bay window )

The dining room comprises of double-glazed bay window to the front, wall mounted radiator and carpet flooring to finish.

## Kitchen

9' x 9' 11" into door recess ( 2.74m x 3.02m into door recess )

The kitchen includes matching wall and base mounted units, stainless steel sink and drainer, double-glazed UPVC French doors to the rear, wall mounted radiator, integrated gas hob and electric oven with cooker hood, tiled splashback, and vinyl floor to finish.

## Cloakroom / Wc

Located on the ground floor the cloakroom consists of ceramic toilet and sink, wall mounted radiator, double glazed window to side and carpet floor to finish.



## First Floor Landing

First floor landing with double-glazed window to side, airing cupboard, wall mounted radiator and carpet flooring to finish.

## Bedroom One

.13' 6" x 9' 3" ( 4.11m x 2.82m )

The master bedroom comprises of double-glazed windows to rear, wall mounted radiator, access to en-suite and with carpeted floor to finish.

## Master Ensuite

En-suite situated off the master bedroom includes walk-in shower, ceramic wash-hand basin and toilet, tiled splashbacks, wall mounted radiator, and double-glazed window to rear.

## Bedroom Two

9' 10" x 10' 6" ( 3.00m x 3.20m )

Bedroom two includes double-glazed window to rear, wall mounted radiator, and carpeted floor to finish.

## Bedroom Three

7' 3" x 10' 4" ( 2.21m x 3.15m )

Bedroom three comprises of double-glazed window to rear, wall mounted radiator, and carpeted floor to finish.

## Family Bathroom

The bathroom is finished with a ceramic toilet/sink, bath, double glazed window to rear, wall mounted radiator, tiled splashback, and carpeted floor to finish.

## Front Elevation

The front of the property offers driveway parking for two cars, access to the integral garage and rear garden.

## Rear Elevation

The rear garden: mainly laid to lawn with slabbed patio, outside tap, and fence surround with access from the front via a secure lockable gate. South Facing.

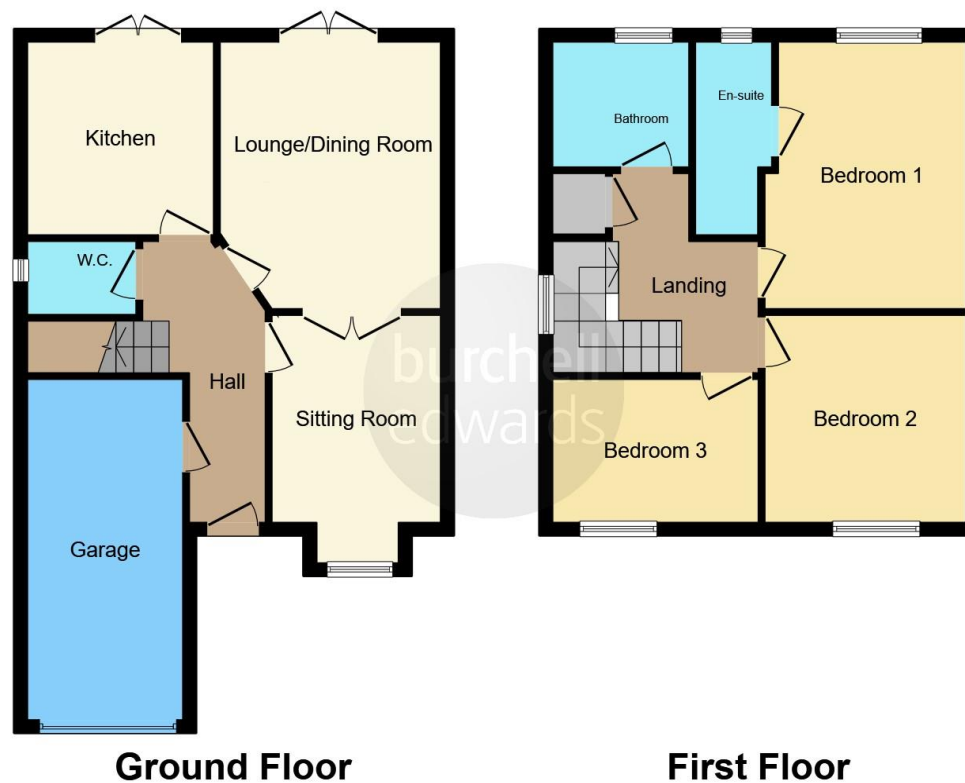
## Agents Note

Solar Panels included









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

**Council Tax Band C**

**Tenure: Freehold**

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