



9 Pearl Close, Rainworth, Mansfield,
Nottinghamshire, NG21 0GF

No Chain £245,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached House Built in 1996
- En Suite & Family Bathroom
- Conservatory
- Front & Rear Gardens
- Small Cul-De-Sac Location
- Three Bedrooms
- Two Reception Rooms
- Downstairs WC
- Driveway & Integral Single Garage
- Adjacent to Open 'Green' Space

A three bedroom detached house built in 1996 positioned at the end of a small cul-de-sac adjacent to an open 'green' space in a popular and established residential area on the edge of Rainworth.

The property would benefit from updating and modernisation and offers prospective purchasers the opportunity to put their own mark on the property. The layout of living accommodation comprises an entrance porch, entrance hall, downstairs WC, dining room, lounge, conservatory and a kitchen. The first floor landing leads to three bedrooms, en suite to master, and a family bathroom. The property has gas central heating and UPVC double glazing.

OUTSIDE

The property is positioned at the end of a small cul-de-sac adjacent to a public open 'green' space which leads to Diamond Avenue. There is a driveway frontage leading to an integral single garage with a gravel border with shrubs to one side and a lawn to the other with laurel bushes. A pathway to the side of the house with gate at the end leads to the rear garden. To the rear of the property, there is a paved patio, lawn area and numerous shrubs.

A UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR LEADS THROUGH TO THE:

ENTRANCE PORCH

6'7" x 4'3" (2.01m x 1.30m)

With tiled floor and connecting UPVC door through to the:

ENTRANCE HALL

15'6" x 3'10" (4.72m x 1.17m)

With radiator, tiled floor, personal door through to the garage and stairs to the first floor landing.

DOWNSTAIRS WC

5'5" x 3'5" (1.65m x 1.04m)

Having a low flush WC. Wall hung wash hand basin. Tiled floor, radiator and obscure double glazed window to the side elevation.

DINING ROOM

12'7" into bay x 8'2" (3.84m into bay x 2.49m)

With radiator and double glazed bay window to the front elevation. Double doors open to:

LOUNGE

13'5" x 10'7" (4.09m x 3.23m)

With fireplace, radiator, wood floor, air conditioning unit, obscure double glazed window to the side elevation and sliding patio door through to the:

CONSERVATORY

12'1" x 9'7" (3.68m x 2.92m)

With radiator, laminate floor and French doors leading out onto the rear garden.

KITCHEN

9'4" x 9'4" (2.84m x 2.84m)

Having wall cupboards, base units and drawers with granite work surfaces above. Under mounted Belfast ceramic sink with chrome mixer tap. Integrated Neff dishwasher. There is space for a fridge/freezer. There is a large Cannon range cooker with three ovens, a tray drawer and a six ring gas hob. Stainless steel extractor hood. Tiled floor, radiator, double glazed window to the rear elevation and door providing access to the rear garden.

FIRST FLOOR LANDING

10'3" x 10'2" (3.12m x 3.10m)

With airing cupboard housing the hot water cylinder. Radiator and obscure double glazed windowpane to the side elevation.

BEDROOM 1

13'5" x 9'10" (4.09m x 3.00m)

With radiator, laminate floor and double glazed window to the rear elevation.

EN SUITE

9'2" max x 3'9" (2.79m max x 1.14m)

Having a tiled shower cubicle with rainfall shower plus additional shower attachment. Pedestal wash hand basin. Low flush WC. Tiled floor, tiled walls, shaver point, radiator, extractor fan and obscure double glazed window to the rear elevation.

BEDROOM 2

10'5" x 9'10" (3.18m x 3.00m)

With radiator and double glazed window to the front elevation.

BEDROOM 3

10'3" x 7'3" (3.12m x 2.21m)

With radiator, laminate floor and double glazed window to the front elevation.

FAMILY BATHROOM

6'8" x 6'2" (2.03m x 1.88m)

Having a modern three piece white suite with chrome fittings comprising a jacuzzi bath with mixer tap and pencil shower attachment. Vanity unit with wash hand basin with mixer tap and two storage drawers beneath. Low flush WC. Tiled floor, tiled walls, chrome heated towel rail, wall mounted fitted cabinet, shaver point, extractor fan and obscure double glazed window to the rear elevation.

INTEGRAL SINGLE GARAGE

17'1" x 8'10" max (5.21m x 2.69m max)

With power and light points. Housing the central heating boiler and consumer unit. Up and over door and personal door through to the entrance hall.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

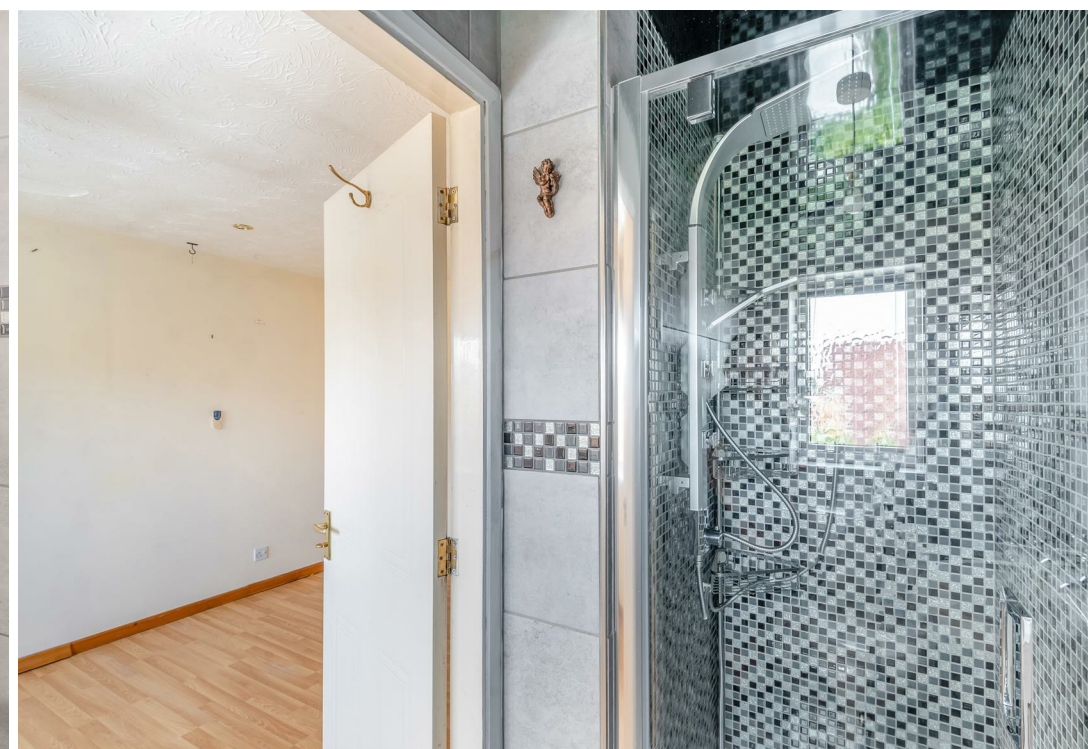
Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.

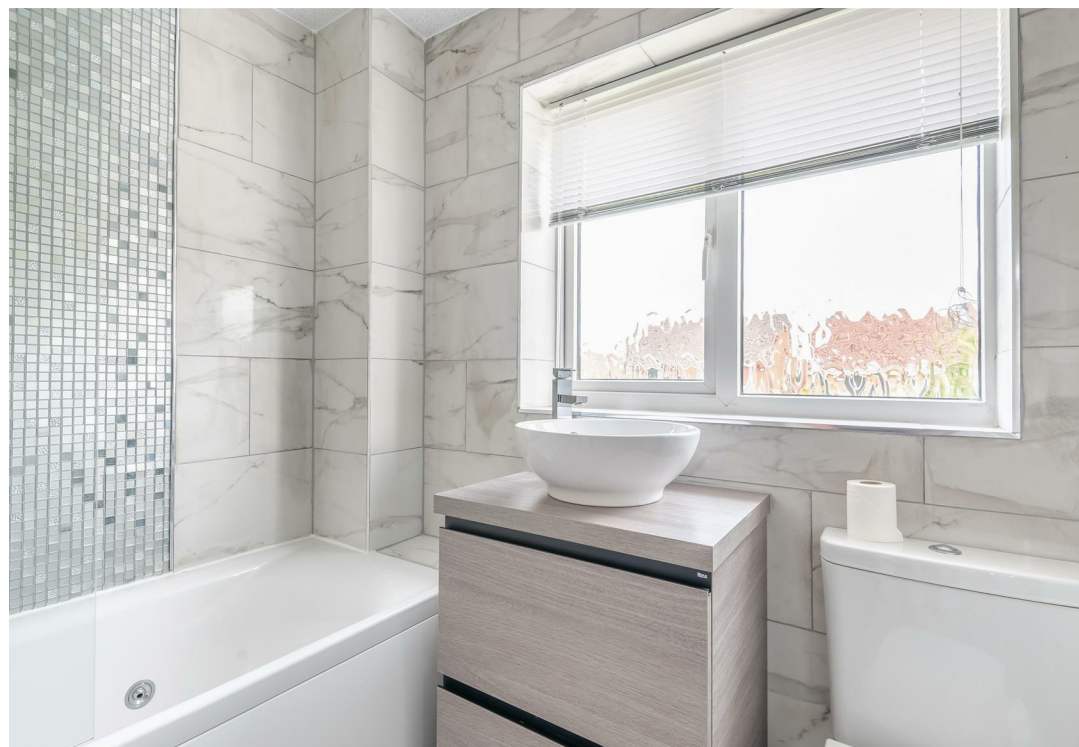






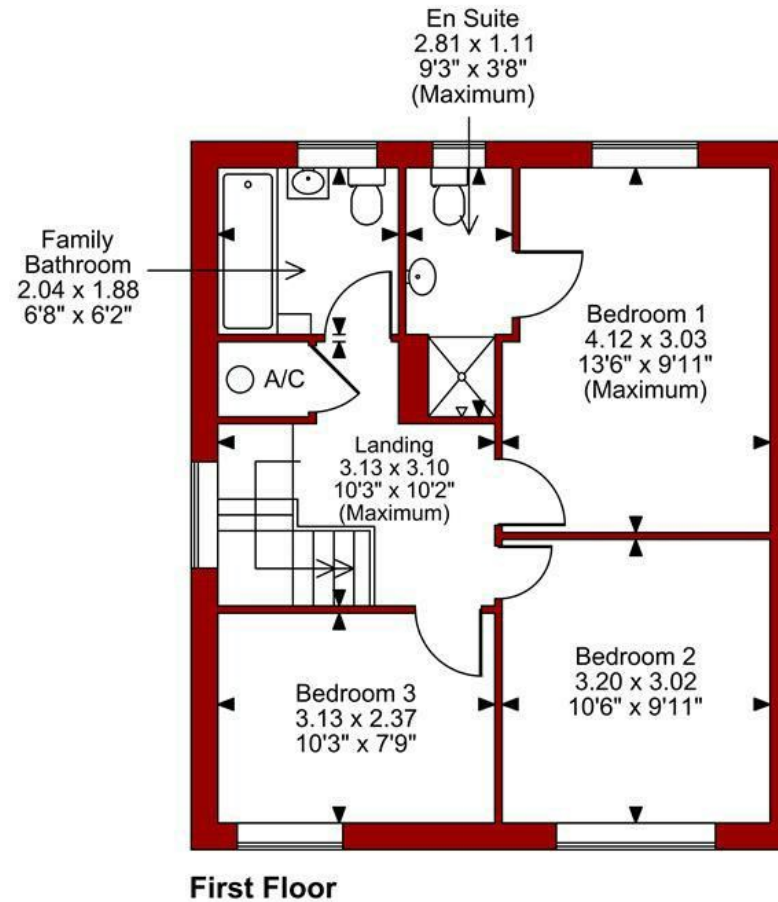
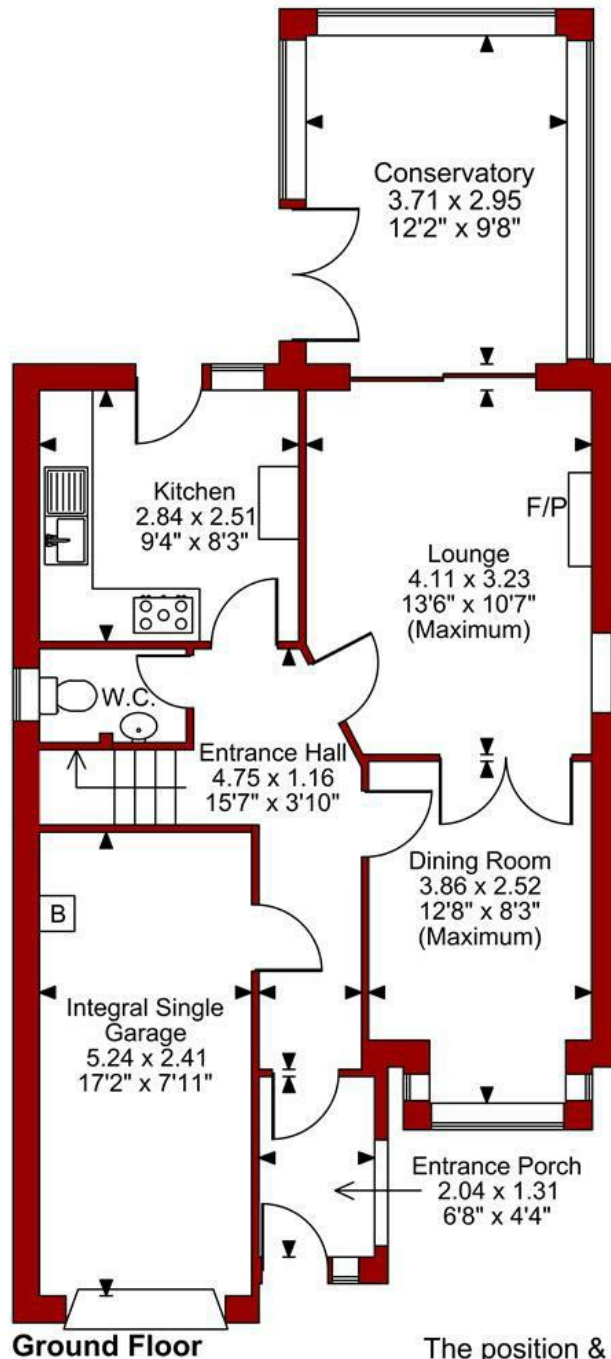








Pearl Close, Rainworth
Approximate Gross Internal Area
Main House = 101 Sq M/1083 Sq Ft
Integral Single Garage = 13 Sq M/135 Sq Ft
Total = 112 Sq M/1218 Sq Ft



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



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		
	58	73
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers