



**72 Elderberry Way, Rainworth, Mansfield,
Nottinghamshire, NG21 0UW**

Offers Over £420,000
Tel: 01623 626990

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

- Modern Detached Family House
- Built by David Wilson Homes in 2023
- 2 Reception Rooms
- Open Plan Kitchen/Diner & Utility
- West Facing Landscaped Rear Garden
- Beautifully Appointed Throughout
- 4 Double Bedrooms
- En Suite & Family Bathroom
- Tandem Length Driveway & Garage
- Additional Parking Space

A modern four double bedroom detached family house with a west facing landscaped rear garden in a lovely position set back off the main Elderberry Way.

The property was built by David Wilson Homes in 2023 to a high standard, offering spacious family living accommodation approaching 1,600 sq ft with four double bedrooms and two reception rooms.

The property is presented in immaculate condition throughout with gas central heating and UPVC double glazing. The living accommodation comprises an entrance hall, downstairs WC, study, lounge, open plan kitchen/diner and a utility. The first floor galleried landing leads to a master bedroom with two sets of fitted wardrobes and an en suite. There are three further double bedrooms and a family bathroom with a bath and separate shower.

OUTSIDE

The property is approached off the main Elderberry Way opposite the development's large open 'green space' to the south, via an initial shared driveway with only two other detached houses which leads to the property's own tandem length driveway to the side of the property leading to a single garage. The property also benefits from an additional parking space at the end of the shared driveway. The front garden is laid to lawn with shrubs and with a porcelain path leading to the front entrance door. To the rear of the property there is a superb, west facing, landscaped garden featuring an extensive porcelain paved patio providing ample outdoor entertaining spaces. There is a central lawn, raised sleeper flowerbeds, a shed and space behind the garage also laid to porcelain paving. Please note the hot tub and pergola are not included in the sale.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

17'7" x 7'5" max (5.36m x 2.26m max)
(5'1" min). A welcoming entrance to the property, this wide entrance hallway has a radiator, wood style herringbone vinyl flooring and stairs to the first floor galleried landing.

CLOAKROOM

5'3" x 4'9" (1.60m x 1.45m)
Having a modern two piece white suite comprising a low flush WC. Pedestal wash hand basin with chrome mixer tap and tiled splashbacks. Radiator, wood style herringbone vinyl flooring, obscure double glazed window to the side elevation and a good sized understairs built-in cloaks cupboard 5'3" x 3'6".

STUDY

9'5" x 7'8" (2.87m x 2.34m)

With painted panelled wall feature, radiator and double glazed window to the front elevation.

LOUNGE

18'11" into bay x 12'2" (5.77m into bay x 3.71m)

A spacious main reception room with two radiators and double glazed bay window to the front elevation.

OPEN PLAN KITCHEN/DINER

20'0" x 13'11" max (6.10m x 4.24m max)

(11'3" into kitchen). A superb, light and airy, west facing, open plan kitchen/diner, having a range of high quality cabinets comprising wall cupboards with under lighting, base units and drawers with polished black handles and complemented by silestone work surfaces. Under mount stainless steel sink with chrome swan-neck mixer tap. Integrated double oven, five ring induction hob and stainless steel chimney extractor hood above. Integrated dishwasher and integrated fridge/freezer. Two radiators, wood style herringbone vinyl flooring, double glazed windows and French doors to the rear elevation leading out onto the west facing landscaped rear garden.

UTILITY

8'3" x 5'3" (2.51m x 1.60m)

A continuation from the kitchen, having matching wall and base units, silestone work surfaces and an inset 1 1/2 bowl stainless steel sink with chrome swan-neck mixer tap. Cupboard housing the gas central heating boiler. Plumbing for a washing machine and space for a tumble dryer. Radiator, wood style herringbone vinyl flooring and composite door leading out onto the rear garden.

FIRST FLOOR GALLERIED LANDING

13'4" x 10'7" max (4.06m x 3.23m max)

With radiator, loft hatch, double glazed window to the side elevation and airing cupboard housing the pressurised hot water cylinder.

MASTER BEDROOM 1

12'11" x 12'1" (3.94m x 3.68m)

A good sized master bedroom having two sets of fitted wardrobes with hanging rails and shelving. Radiator and double glazed window to the front elevation.

EN SUITE

7'1" x 4'7" (2.16m x 1.40m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower enclosure. Pedestal wash hand basin with mixer tap. Low flush WC. Part tiled walls, heated towel rail, three ceiling spotlights, extractor fan and obscure double glazed window to the side elevation.

BEDROOM 2

13'4" x 9'5" (4.06m x 2.87m)

A second double bedroom with radiator and two double glazed windows to the front elevation.

BEDROOM 3

14'3" max x 9'10" (4.34m max x 3.00m)

A third double bedroom with radiator and two double glazed windows to the rear elevation.

BEDROOM 4

10'2" x 9'11" (3.10m x 3.02m)

A fourth double bedroom with radiator and double glazed window to the rear elevation.

FAMILY BATHROOM

8'8" x 7'5" (2.64m x 2.26m)

Having a modern four piece white suite with chrome fittings comprising a bathtub with mixer tap and tiled surround. Separate tiled shower enclosure. Pedestal wash hand basin with mixer tap. Low flush WC. Part tiled walls, heated towel rail, ceiling spotlights, extractor fan and obscure double glazed window to the rear elevation.

SINGLE GARAGE

16'9" x 8'7" (5.11m x 2.62m)

With power and light points. Up and over door.

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.















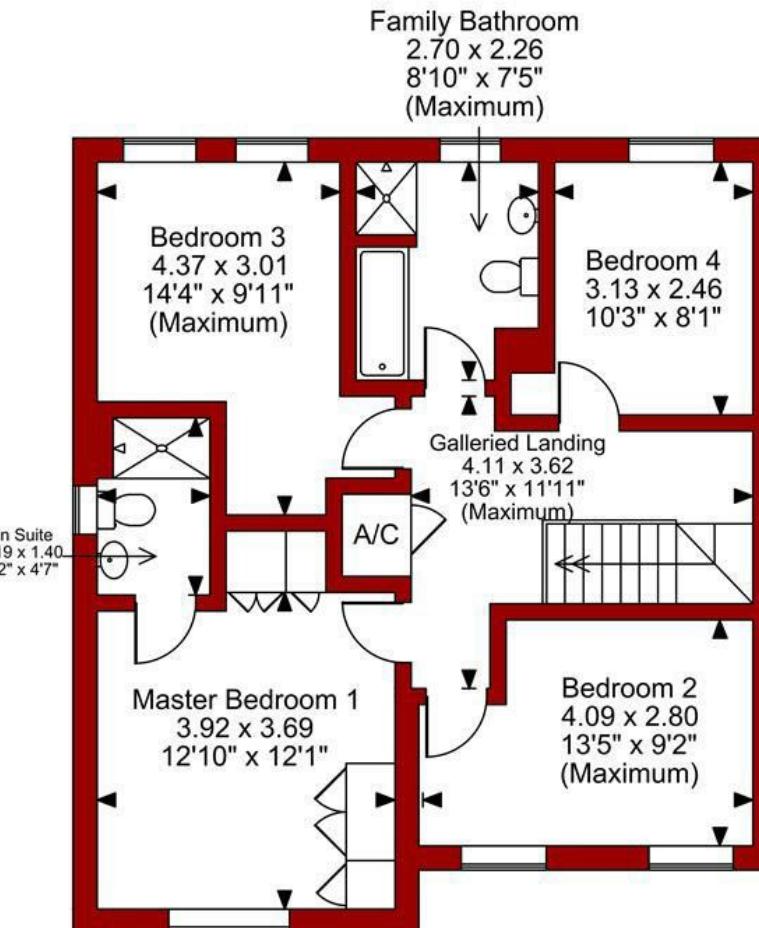
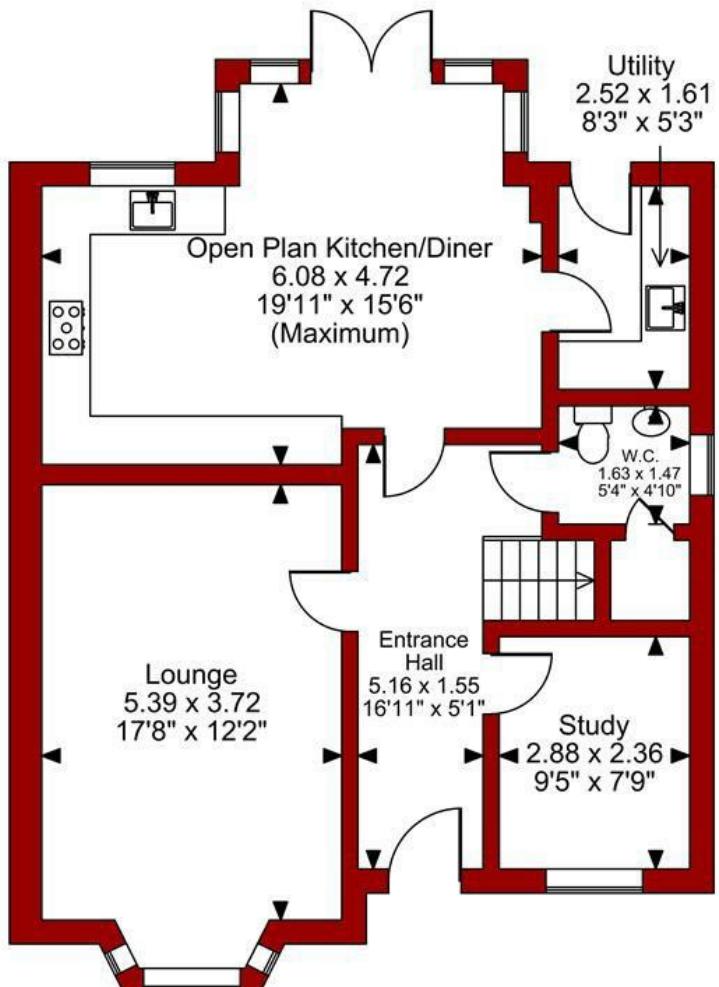








Elderberry Way, Rainworth
Approximate Gross Internal Area
Main House = 146 SQ M / 1569 SQ FT
Garage = 13 SQ M / 144 SQ FT
Total = 159 SQ M / 1713 SQ FT

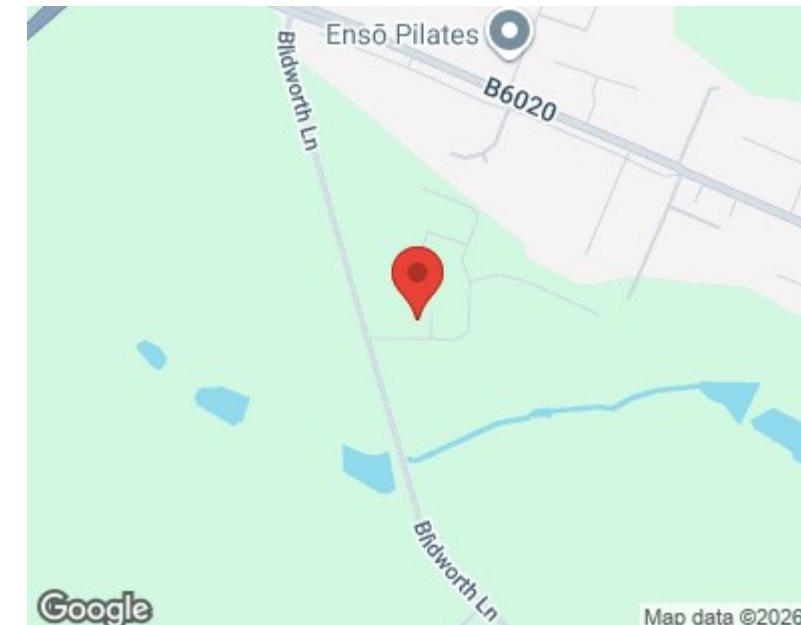


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	93
(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	

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 firms 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



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