

Westbrook Drive
Rainworth Mansfield

burchell edwards

Westbrook Drive
Rainworth Mansfield NG21 0FH

for sale offers in excess of
£240,000







Property Description

Situated on the sought-after Westbrook Drive in the heart of Rainworth, this three-bedroom detached home offers generous living space and a welcoming village setting.

The ground floor features a bright lounge and an additional reception room, providing flexibility for family living or entertaining. A well-proportioned kitchen is complemented by a useful utility room, WC, and a conservatory that opens onto the rear garden, creating a seamless indoor-outdoor flow. Upstairs, three comfortable bedrooms are served by a family bathroom, making this an ideal layout for couples or growing families.

The front elevation presents a driveway and lawn, offering both kerb appeal and practical off-road parking. To the rear, a locked side gate leads to a private garden with a lawn, outdoor tap, loose stone area with shed, mature shrubs, and secure fenced boundaries, perfect for relaxation or play.

This property is offered with no onward chain, ensuring a straightforward purchase. With two reception rooms, ample parking, and a desirable village location, it represents a fantastic opportunity to secure a versatile family home in Rainworth.

Entrance Hall

Entry via UPVC double-glazed door, and finished with carpet flooring.

Lounge

The lounge comprises of double-glazed window to front, wall mounted radiator, understairs storage, and carpet floors to finish.

Reception Room

Reception room comprises of double-glazed window to rear, wall mounted radiator with laminate flooring to finish.

Kitchen

The kitchen includes matching wall and base mounted units, stainless steel sink and drainer, double-glazed window to rear, UPVC double glazed sliding door to rear, wall mounted radiator, integrated dishwasher, gas hob, cooker hood with integrated electric oven, spotlights, and tiled floors to finish.

Utility Room

Utility room located to the rear of the property comprises of UPVC door to side, matching wall and base units, with tiled floor to finish.

Conservatory

Brick base, double glazed doors to side elevation, UPVC double glazed windows to side and rear.

Cloakroom / Wc

Located on the ground floor the cloakroom consists of ceramic toilet and hand wash basin, tiled splashback, double glazed window to front, wall mounted radiator tiled floor to finish.

First Floor Landing
First floor landing with access to loft, wall mounted radiator and carpet flooring to finish.

Bedroom One
The master bedroom comprising of two double-glazed windows to front, wall mounted radiator, with carpeted floor to finish.

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

Bedroom Three
Bedroom three comprises of double-glazed window to rear, wall mounted radiator, fitted wardrobes, and laminate floor to finish.

Bathroom
The bathroom is finished with a ceramic toilet and hand wash basin, bath with shower over, double glazed window to side, wall mounted radiator, tiled walls, and tiled floor to finish.

Externals
The front elevation presents a driveway and lawn, offering both kerb appeal and practical off-road parking.

To the rear, a locked side gate leads to a private garden with a lawn, outdoor tap, loose stone area with shed, mature shrubs, and secure fenced boundaries, perfect for relaxation or play.

Garage
Single integral garage with sheet up and over door entry, electrics, boiler, and lighting.

Agent Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







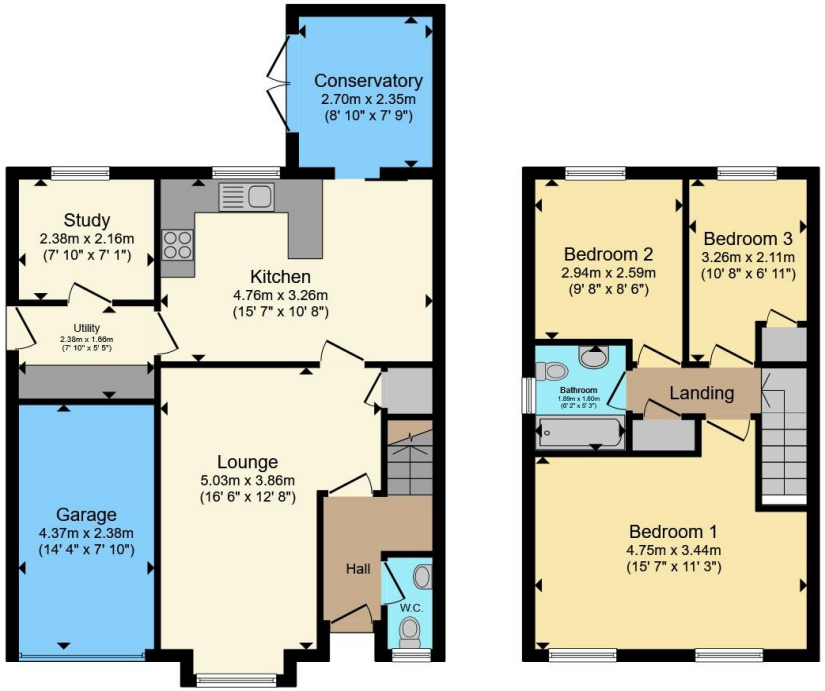












Total floor area 107.6 m² (1,158 sq.ft.) approx

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.propertybox.io

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To view this property please contact Burchell Edwards on

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12 Albert Street
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EPC Rating: D

Council Tax Band: C

Tenure: Freehold

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The Property Ombudsman

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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