



Woodlark Close
Rainworth Mansfield

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Woodlark Close Rainworth Mansfield NG21 0WP

for sale offers in the region of
£290,000

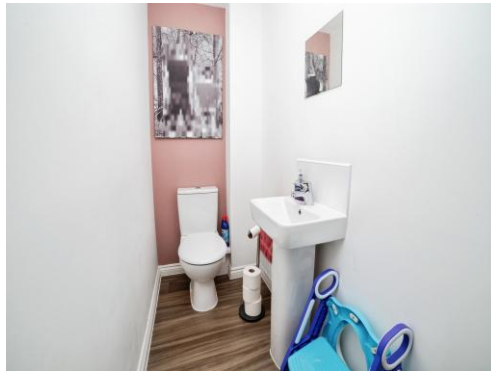


Property Description

Situated on Woodlark Close in Rainworth, this well-presented and modern four-bedroom detached home enjoys a position on a no-through road. Woodlark Close is within walking distance to Joseph Whittaker school and begins with an entrance hall with under-stairs storage and access into the integral garage, plus a handy ground floor cloakroom/WC. The lounge/dining room offers generous living and dining space, with two rear windows and French doors opening onto the garden. To the front, the fitted kitchen features matching wall and base units, a stainless-steel sink and drainer, and a range of integrated appliances including a dishwasher, fridge-freezer, electric oven, gas hob and cooker hood.

Upstairs, the landing provides an airing cupboard and loft access. There are four bedrooms, with the principal bedroom benefiting from an en-suite shower room. A family bathroom completes the first floor.

Outside, the front offers off-street parking for up to four vehicles, a lawned area, gated side access and access to the garage. The rear garden is mainly laid to lawn with a slabbed patio, enclosed fencing and a lockable side gate, making it a low-maintenance space for relaxing or entertaining.



Entrance Hall

Accessed via a uPVC front door, the entrance hall has a carpeted floor, wall-mounted radiator, useful under-stairs storage and an internal door leading through to the integral garage.

Cloakroom / Wc

Fitted with a ceramic WC and wash hand basin, finished with vinyl flooring, a tiled splashback and a wall-mounted radiator.

Lounge / Dining Room

A spacious, versatile reception with carpet flooring, two wall-mounted radiators, two double glazed rear windows and French double doors opening out to the rear garden. There's ample space for both lounge furniture and a dining table.

Kitchen

Featuring vinyl flooring and a double glazed window to the front, the kitchen includes a stainless-steel inset sink with drainer, matching wall and base units, and integrated appliances including a dishwasher, fridge-freezer, electric oven, gas hob and cooker hood. Also benefits from a wall-mounted radiator.

First Floor Landing

Carpeted landing with a wall-mounted radiator, an airing cupboard housing the water tank, and access to the loft.

Bedroom One

A carpeted double room with a wall-mounted radiator and two double glazed windows to the front elevation.

En-Suite

Bedroom Two

Carpeted bedroom with a double glazed front window, wall-mounted radiator and practical over-stairs storage.

Bedroom Three

Carpeted bedroom with a double glazed window to the rear and a wall-mounted radiator.

Bedroom Four

Carpeted bedroom with a double glazed window to the rear and a wall-mounted radiator.

Bathroom

Family bathroom with vinyl flooring, bath, ceramic WC and wash hand basin, tiled splashback, wall-mounted radiator and a double glazed opaque window to the rear.

Externals

To the front there is off-street parking for up to four vehicles, a lawned area, access to the garage, gated side access, and a pitched canopy over the front door. Set on a no-through road.

The rear garden is mainly laid to lawn with a slabbed patio area, fully fenced with a lockable side gate, offering a low-maintenance outdoor space.

Garage

Integral single garage with up-and-over door, power, lighting, boiler and consumer unit, plus an internal door leading into the entrance hall.

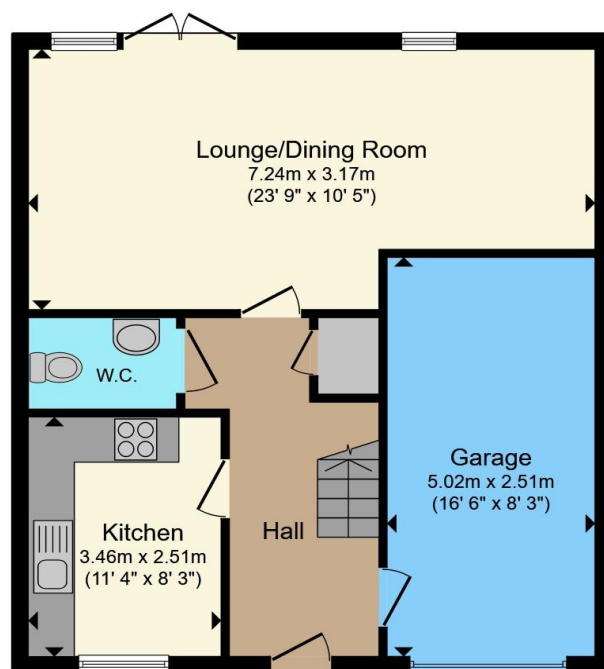
Agent Note

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.

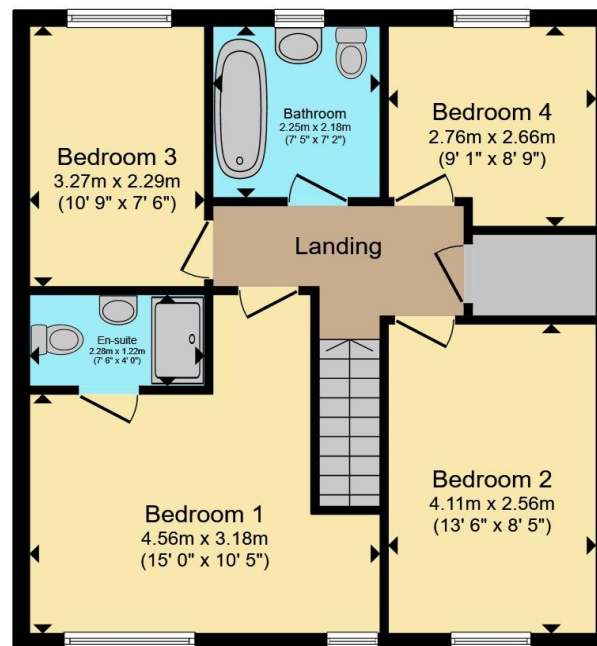








Ground Floor



First Floor

Total floor area 118.7 m² (1,278 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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12 Albert Street
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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

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