



£320,000 Freehold

41 ELDERBERRY WAY | RAINWORTH | MANSFIELD | NG21 0UW

**BuckleyBrown**  
ESTATE AGENTS

MODERN DAY LIVING AT IT'S FINEST. Situated on the sought-after Elderberry Way in Rainworth, Mansfield, this impressive four-bedroom townhouse offers spacious, modern living set across three well-designed floors—perfect for modern family life. Ideally located within a thriving community, the property is close to local amenities, reputable schools, and green open spaces, making it a superb choice for growing families. I would love to tell you more...

The ground floor welcomes you with a bright and generously sized open plan kitchen/lounge which has been thoughtfully designed with modern fittings, ample storage, and space for dining—perfect for everyday living and hosting alike. Further complemented by french doors opening onto the rear garden. The ground floor also hosts a versatile home office however this room could be utilised however you wish. Finally, there is a convenient ground floor wc adding to the ease of everyday living.

The first floor comprises two well-proportioned bedrooms, both filled with natural light, along with a stylish family bathroom finished with modern fixtures. Rising to the second floor, you'll find two further spacious bedrooms, offering a sense of privacy and flexibility whilst the main bedroom benefits from its very own suite.

Each of the bedrooms offers excellent versatility, easily adapting to suit your needs—whether as additional sleeping space, a home office, playroom, or hobby room.

Externally, the property benefits from a well-maintained rear garden, providing a pleasant outdoor space for relaxing, entertaining, or family activities during the warmer months. Not to mention the front of the property provides you with a private driveway.

Excellent opportunity to secure a modern home in a popular and well-connected location. Call today.





#### Hall

Entrance hallway with a fitted storage cupboard and leading access into;

#### Kitchen 13'6" x 10'4"

Complete with a range of high end matching wall and base cabinets, inset sink with drainer, integrated appliances and open access leading through to the lounge.

#### Lounge 13'6" x 9'10"

Bright and airy reception area offering ample room for your desired furnishings, complemented by french doors opening to the rear garden.

#### Office 6'4" x 7'10"

Highly versatile reception room with carpeted flooring, central heating radiator and a window to the front.

#### WC 3'3" x 5'3"

Fitted with a low flush wc, hand wash basin and a window to the side elevation.

#### Landing To The First Floor

Leading access into;

#### Bedroom Three 13'8" x 10'9"

Carpeted flooring, central heating radiator and windows to the rear elevation. Currently utilised as an additional office space.

#### Bedroom Four 13'8" x 10'3"

Carpeted flooring, central heating radiator and windows to the front elevation.

#### Bathroom 5'11" x 6'11"

Modern family bathroom comprising of a hand wash basin, low flush wc and a bath with an overhead shower.



#### Landing To The Second Floor

Fitted storage cupboard and leading access into;

#### Bedroom Two 13'8" x 10'1"

Carpeted flooring, central heating radiator and windows to the front elevation.

#### Bedroom One 13'8" x 10'7"

Carpeted flooring, central heating radiator, en suite and windows to the rear elevation.

#### En suite 6'1" x 6'10"

Three piece suite including a hand wash basin, low flush wc and a shower.

#### Garage 8'11" x 16'11"

Accessible from the front elevation.

#### Outside

Low maintenance frontage with decorative

shrubs and a pathway leading up to the front door whilst the side provides you with a private driveway and single garage. The rear garden hosts an enclosed and well kept lawn, patio seating area and fence surround.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
CC Ltd ©2018

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

41 ELDERBERRY WAY  
RAINWORTH  
MANSFIELD  
NG21 0UW



## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

**BuckleyBrown**  
ESTATE AGENTS

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.