



Offers Over £200,000

RUFFORD AVENUE | RAINWORTH | MANSFIELD | NG21 0LH

**BuckleyBrown**  
ESTATE AGENTS



## MOVE IN READY....

We welcome you to this amazing three bedroom semi-detached property, which boasts neutral decor, creating a bright and airy feel throughout. Located in Rainworth, nearby a local range of amenities such as both primary and secondary schools, shops and local transport links. Lets take a look inside...

The ground floor firstly welcomes you into the living room. This room offers a bright and airy space, with the flood of natural light from the bay window, providing that calming and relaxing atmosphere. Leading from here you will find the kitchen/dining room. The kitchen hosts an array of matching cabinetry with ample worktop space as well as built in appliances such as an eye level oven and gas hob. This room also serves as a dining area, offering a practical and efficient layout for preparing and enjoying meals, providing an inviting environment for socialising. To complete the ground floor you will find the main bathroom, which comprises of a modern three piece suite including a bath with an overhead shower. Lets take a look upstairs...

Heading to the first floor you will find three generously sized bedrooms, all of which offer the perfect space to relax and unwind. The master bedroom has the benefit of its on WC, offering that extra privacy and convenience. Both the second and third bedroom further benefit from built in wardrobes, providing that extra storage. This floor provides privacy and comfort, serving as a peaceful retreat from the rest of the home.

The exterior of the property is equally as impressive with its large driveway to the front, with surrounding laid lawn and fencing, creating a great kerb appeal. To the rear of the property, you will find a well maintained lawn with a patio seating area, this makes a wonderful space to enjoy the outdoors in those summer months!

Call today to book a viewing!





#### Porch

With windows to the front and side elevation, door providing access into;

#### Hall

Laid with laminate flooring, stairs rising to the first floor and a window to the side elevation. Doors provide access into;

#### Living Room 14'2" x 13'5"

With carpeted flooring, central heating radiator and a bay window to the front elevation. Door leading through to the kitchen.

#### Kitchen/Dining Room 25'5" x 13'5"

Complete with a matching array of cabinetry and ample worktop space with an inset sink and drainer. The kitchen hosts an eye level oven and gas hob with an extractor hood over, as well as space

for appliances. This room also serves as a dining area, providing space for a dining table and chairs. window to rear elevation and door providing direct access to the garden.

#### Bathroom

Complete with a neutral three piece suite including a bath with an over head shower, low flush WC and hand wash basin. With a central heating radiator and window to the rear elevation

#### Landing

With carpeted flooring, built in storage cupboard and a window to the side elevation. Doors provide access into;

#### Bedroom One 14'2" x 9'6"

With carpeted flooring, central heating radiator and window to front elevation. This room further benefits from its own WC.



#### WC

Complete with a low flush WC and hand wash basin.

#### Bedroom Two 13'2" x 9'3"

With carpeted flooring, central heating radiator, built in wardrobe and window to rear elevation.

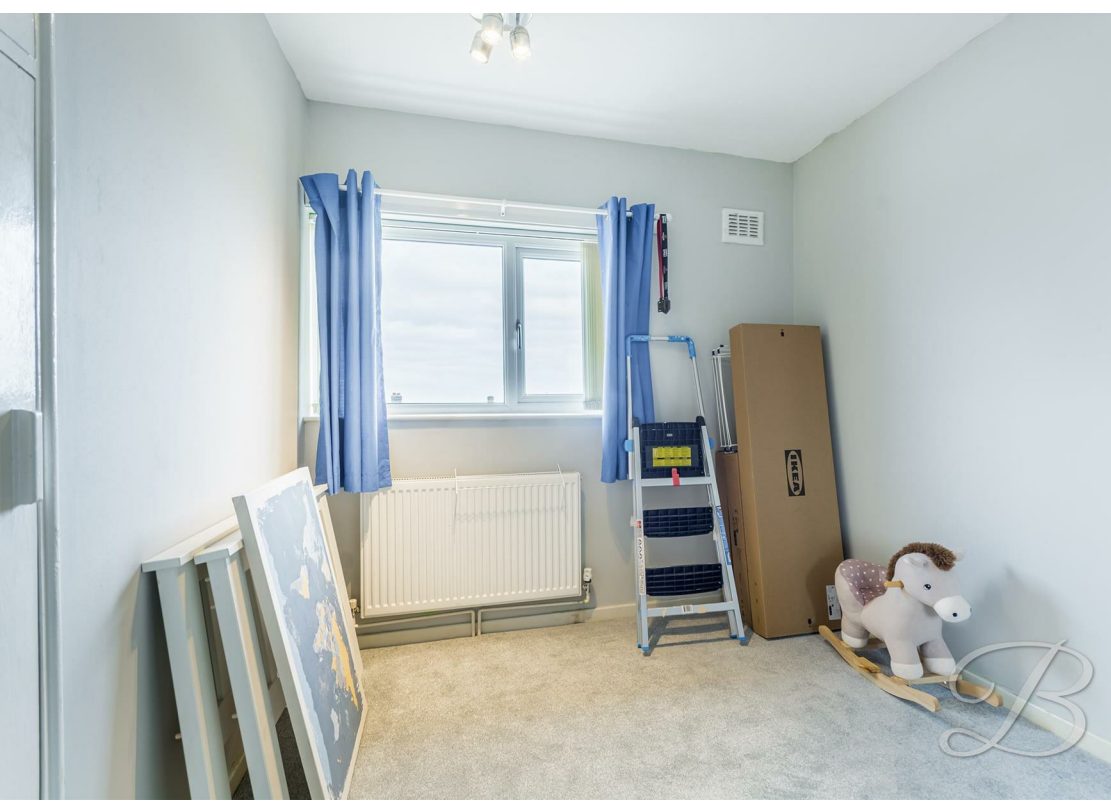
#### Bedroom Three 9'11" x 8'3"

With carpeted flooring, central heating radiator, built in wardrobe and window to rear elevation.

#### Outside

To the front of the property you will find a gravelled driveway, providing off-road parking, as-well as laid lawn and surrounding fencing. To the rear of the property you will find a laid lawn and patio seating area. Additionally you will find a handy shed, providing extra storage.







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>		
(81-91) <b>B</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		
England & Wales		
EU Directive 2002/91/EC		

79

62



RUFFORD  
AVENUE | RAINWORTH  
| MANSFIELD | NG21 0LH



### 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

**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.

**BuckleyBrown**  
ESTATE AGENTS