



## 5 Opal Close, Rainworth

GUIDE PRICE £175,000 TO £180,000 Freehold

SEMI DETACHED HOUSE • SITUATED AT TOP OF SOUGHT AFTER CUL-DE-SAC • THREE BEDROOMS, LOUNGE & KITCHEN  
DINER • PARKING FOR SEVERAL VEHICLES • EPC RATING: D



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**John Sankey**





## **How To Find The Property**

Enter the village of Rainworth via the bypass and at the roundabout take the second exit and then at the mini roundabout turn right again onto Kirklington Road, take the first left turn onto Sherwood Road, following round until it becomes Diamond Avenue where the property is located at the very top of the cul-de-sac on the left, clearly marked by one of our signboards.

## **Entrance Hall**

With a composite door, stairs rising to the first floor and door to the living room.

## **Living Room**

With a bay window making it light and airy, radiator, laminate floor, cosy alcove with mood lighting and door to the kitchen diner.

## **Kitchen Diner**

Fitted with a range of wall and base units, cupboards and drawers, cooker included, extractor fan over, sink and drainer, space for a table and chairs, space for a fridge freezer, tiled floor, radiator, door and window to the rear garden.

## **First Floor**

### **Stairs & Landing**

With doors to three bedrooms and bathroom. Storage cupboard over the stairs.

## **Bedroom No 1**

With a window to the rear and radiator.

## **Bedroom No 2**

With a window to the front and central heating radiator.

## **Bedroom No 3**

With a window to the front and central heating radiator.

## **Bathroom**

A contemporary three piece bathroom suite comprising of an oversized shower bath with shower screen and electric shower over, part tiled walls, wash hand basin in a vanity unit, low flush w.c. and double glazed window.

## Outside

To the front of the property there is ample parking for several vehicles and there is access to the rear garden via the side. The rear garden is fully enclosed with a decked area, lawn, space for a hot tub and side access leading to the front of the property.

## Additional Information

Mobile/Broadband Coverage Checker visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.

Standard Construction

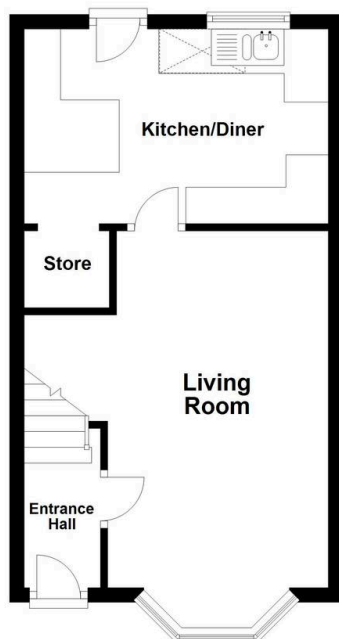
Tenure: Freehold

Council tax band B



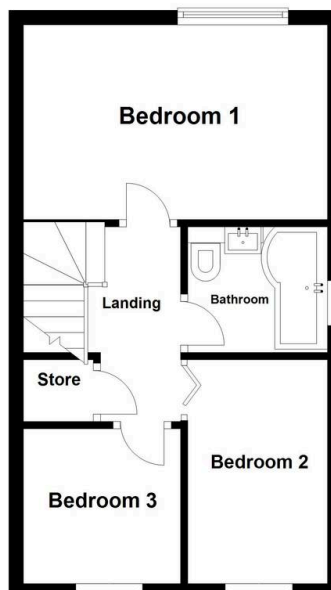
### Ground Floor

Approx. 32.4 sq. metres (348.8 sq. feet)



### First Floor

Approx. 32.1 sq. metres (345.2 sq. feet)



Total area: approx. 64.5 sq. metres (693.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.

Plan produced using PlanUp.