



12 Amber Close, Rainworth

GUIDE PRICE £200,000-£210,000 Freehold

BEAUTIFULLY PRESENTED EXTENDED TOWN HOUSE • THREE DOUBLE BEDROOMS • LOUNGE AND DINING ROOM •
MODERN FITTED KITCHEN • GARAGE AND PARKING FOR 3 CARS • 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, then take a left onto Amber Close and the property at the top of the cul-de-sac on the right hand side.

Entrance Hall

With a uPVC double glazed door to the front, laminate floor, door through to the lounge and stairs rising to the first floor.

Living Room

18' 4" x 11' 8" (5.59m x 3.56m)

With a uPVC double glazed bay window to the front of the property, central heating radiator, stairs to the first floor and a door to the kitchen. A nicely decorated room.

Kitchen

11' 8" x 8' 3" (3.56m x 2.51m)

Recently refurbished with a modern contemporary range of wall and base units, cupboards and drawers, integrated eye level oven, hob and extractor fan over, glass splashback, plumbing for a dishwasher, uPVC double glazed window to the rear, central heating radiator, pedestrian door through to the integral garage and opening through to the extension which is currently being used as the dining room.

Dining Room

9' 8" x 8' 7" (2.95m x 2.62m)

This is the extended part of the property having uPVC doors and side windows making this a light and airy living space. Television point.

Integral Garage

17' 7" x 8' 8" (5.36m x 2.64m)

With a pedestrian door to the garden, a door through to the kitchen and an up and over door leading to the driveway.

Utility Area

At the rear of the garage with plumbing for a washing machine and space for a dryer

First Floor

Stairs & Landing

With access to the loft and door to the storage housing the combination boiler fitted in 2023.

Bedroom No 1

With a uPVC double glazed door to the front and central heating radiator.

Bedroom No 2

9' 5" x 8' 2" (2.87m x 2.49m)

With a uPVC double glazed window to the front and central heating radiator.

Bedroom No 3

11' 9" x 7' 10" (3.58m x 2.39m)

With a uPVC double glazed window to the rear, central heating radiator and built in storage over the stairs.

Bathroom

Recently refurbished with oversized shower bath, mains shower over with large shower head and detachable shower extension, vanity unit, wash hand basin, low flush w.c., chrome heated towel rail, fully tiled stylish walls and uPVC double glazed window to the rear.

Outside

To the front of the property there is off street parking for three vehicles leading to the integral garage. The rear is fully enclosed, low maintenance borders, laid to lawn, block paved path and block paved sun area.

Additional Information

Tenure: Freehold

Extended house

Council tax band B

Mobile/Broadband Coverage Checker visit:
www.ofcom.org.uk then click mobile & broadband checker.



Ground Floor

Approx. 50.4 sq. metres (542.1 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.4 sq. feet)



Total area: approx. 91.2 sq. metres (981.5 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.