



## Clumber Avenue

Rainworth, Mansfield, NG21 0DX

£180,000

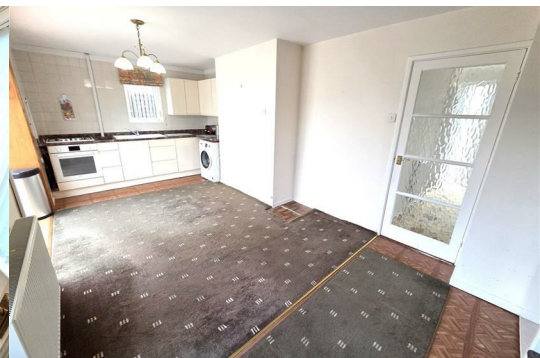
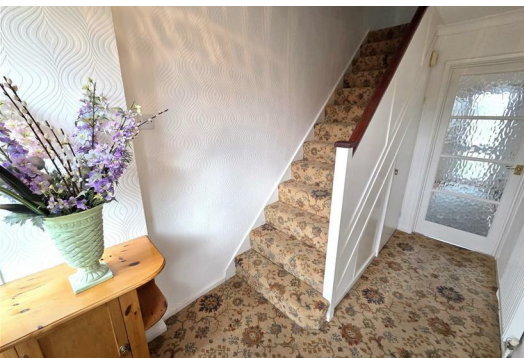


Located in the cul de sac of Clumber Avenue, Rainworth, this delightful semi-detached house offers a perfect blend of comfort and convenience.

The house features three bedrooms, a well-appointed shower room, lounge, kitchen / diner and a conservatory. The property also benefits from parking for one vehicle to the rear garden and one in the garage.

Rainworth is known for its easy access to nearby Mansfield, residents can enjoy a variety of shops, restaurants, and recreational facilities and walking distance to the schools.

This semi-detached house on Clumber Avenue presents a wonderful opportunity for anyone looking to settle in a peaceful yet accessible area. Don't miss the chance to make this charming property your new home.



**Description**

**NO UPWARD CHAIN** - This three bedroom semi detached house is located in a prime location for the schools, shops and transport links. The property briefly comprises of a lounge, kitchen / diner, conservatory and three bedrooms and a shower room. The gardens are fully enclosed front and rear with a double gated pull on driveway to the back and a garage.

**Hallway 11'4" x 5'11" (3.47m x 1.82m)**

The property is entered through the front facing upvc door into the carpeted hallway with the open plan stairs leading to the first floor. There is built in under stairs storage and a corner cupboard housing the electricity meter.

**Lounge 14'3" x 10'11" (4.35m x 3.33m)**

The lounge is front facing with an upvc window with vertical blinds, carpet and a central fireplace with a marble hearth and a decorative fire surround.

**Kitchen / Diner 20'11" x 10'0" (6.40m x 3.06m)**

The kitchen / diner is a great family space with cream wall and base units, built in electric fan assisted oven, four ring gas hob, space for a washing machine and fridge / freezer.

**Conservatory 9'10" x 10'10" (3.00m x 3.32m)**

A generous size open plan conservatory with vinyl flooring, blinds to the windows and a radiator extends the kitchen even further with a patio door leading into the rear garden.

**Stairs & Landing**

With carpet to the stairs leading to the first floor landing with loft access with his well insulated.

**Bedroom One 12'5" x 10'1" (3.80m x 3.08m)**

A double bedroom rear facing with a blind to the window, carpet and radiator and the airing cupboard housing the Greenstar 30i Erp combi boiler.

**Bedroom Two 10'10" x 9'11" (3.31m x 3.04m)**

A double bedroom front facing with carpet, radiator and a blind to the window.

**Bedroom Three 11'0" x 7'4" (3.36m x 2.25m)**

A single room front facing with carpet, radiator and a built in double wardrobe with louvre doors built over the bulk head of the stairs to maximise the space.

**Shower Room 8'1" x 5'3" (2.48m x 1.62m)**

The shower room has a double walk in shower cubicle with a glass screen and an electric shower, wc and hand basin with tiled walls and floor and a chrome ladder towel rail.

**Outside**

To the front garden there is a fully enclosed gated garden with low maintenance gravel and side access to the rear garden that has a block paved driveway and patio area stepping down to the lawn with small established shrubs. Double gates leads to the garage.

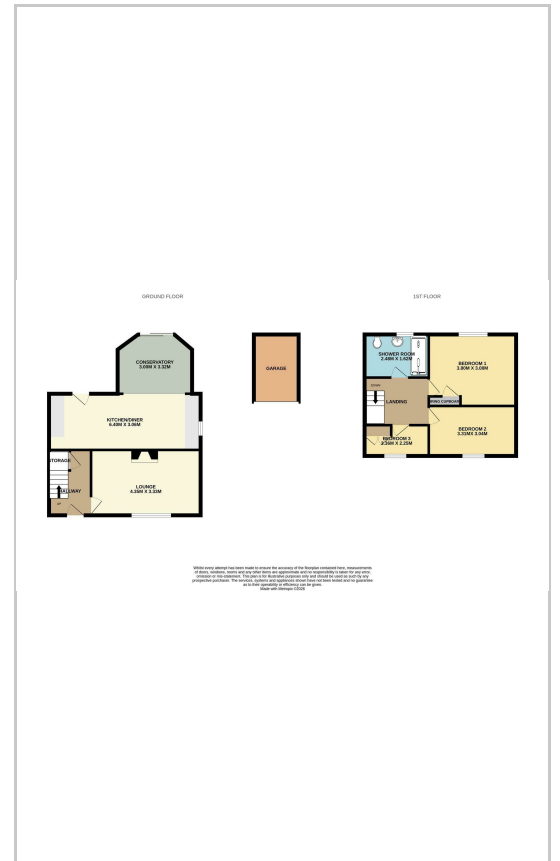
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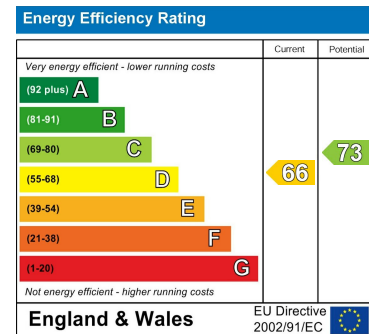
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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