



## 32 Curzon Close, Rainworth

£210,000 Freehold

DECEPTIVELY SPACIOUS DETACHED BUNGALOW • TWO DOUBLE BEDROOMS • SOUGHT AFTER LOCATION • GARAGE AND DRIVEWAY • NO ONWARD CHAIN. EPC RATING:



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Sales: 01623 627 247  
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**John Sankey**





## **How To find The Property**

Take the Southwell Road A6191 out of Mansfield for approximately three miles passing the car garages. At the roundabout continue straight ahead toward the centre of Rainworth, following the Southwell Road East B6020 continuing straight through the traffic lights in the centre of Rainworth, then taking the second left turn into Curzon Close. Turn to the right where the property can be found on the left hand side clearly marked by one of our signboards.

## **Entrance Hall**

With a uPVC door, access to the loft which is boarded with loft ladders and lighting. Doors to two bedrooms, kitchen and living room. Cupboard housing the combination boiler.

## **Living Room**

16' 1" x 9' 11" (4.90m x 3.02m)

With a sliding patio door leading to the conservatory, two light lanterns, central heating radiator, door to the entrance hall and brick effect fireplace housing the living flame electric fire.

## **Kitchen/Diner**

13' 9" x 8' 9" (4.19m x 2.67m)

Fitted with a range of wall and base units, cupboards and drawers, oven and hob with extractor fan over, central heating radiator, tiled floor, stainless steel sink and drainer and complimentary tiled splashbacks.

## **Wet Room**

With a uPVC double glazed window, fully tiled, wash hand basin, low flush w.c. and chrome heated towel rail.

## **Bedroom No 1**

13' 9" x 8' 9" (4.19m x 2.67m)

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

## **Bedroom No 2**

10' 1" x 6' 4" (3.07m x 1.93m)

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

## **Conservatory**

Being uPVC double glazed with french doors leading to the rear garden, roof blinds and vertical blinds.

## Outside

The front of the property is laid to lawn with low maintenance pebbled borders with a driveway to the side providing off street parking for several vehicles with further gated access through to the driveway and the garage and gated access through to the rear garden. The rear garden is laid to lawn with low maintenance borders, slabbed patio area, shed and detached single garage. Gate leading to the driveway which makes the garden fully enclosed and secure. Detached garage with electrics, up and over door and pedestrian door through to the garden.

## Additional Information

Council tax Band B

Freehold

No onward Chain

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

