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£270,000

Helmsley Road, Rainworth, Mansfield,

Welcome to BuckleyBrown, where every home  
is carefully presented, so you can explore  
with clarity and confidence.

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“You wouldn't realise just how much this home has to offer from the outside. Set across three levels, it offers fantastic space throughout, with the added bonus of off-street parking to the rear. Definitely one to take a look at.”

Luke, Senior Valuer.



## MORE THAN MEETS THE EYE

A wonderfully modern three-storey semi-detached home with three bedrooms, versatile additional living space and a large garden stretching away to the rear.

From the front, you could easily mistake this for a traditional semi-detached home, but step inside and there is so much more to discover. Set across three levels, the property offers beautifully modern living space, three bedrooms, a fantastic multifunctional room, conservatory, office and excellent garden access. The clever layout gives the home a real sense of versatility, with different areas that can adapt beautifully to family life, working from home or entertaining.



## THE FINER DETAILS

***A deceptively spacious three-bedroom semi offering three floors of accommodation, a stylish modern interior, versatile additional living space and a substantial enclosed rear garden.***

Enter through the front door into the main hallway, with the accommodation immediately opening up from here. The lounge sits to the front and is a real wow factor, featuring a modern media wall and bay window. To the rear, the dining room leads through to the kitchen, creating a lovely connection between the main living spaces. The kitchen has a rear door providing access down steps to the garden, while the office adds a useful dedicated space for working from home or study.

The lower level is where the property's layout really comes into its own. A large multifunctional room provides fantastic additional space and could work equally well as a games room, second lounge, study or family room depending on your needs. From here, the accommodation continues into the conservatory, which opens directly onto the garden at ground level. This gives the lower floor its own connection to the outside and creates a wonderfully versatile area away from the main living accommodation.

The top floor provides a more traditional bedroom layout, with three bedrooms arranged around a central landing. The master bedroom benefits from its own en suite and walk-in wardrobe, while the remaining bedrooms are served by the family bathroom. It is a comfortable and practical sleeping level, nicely separated from the entertaining and family spaces below.





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## LIFE IN RAINWORTH

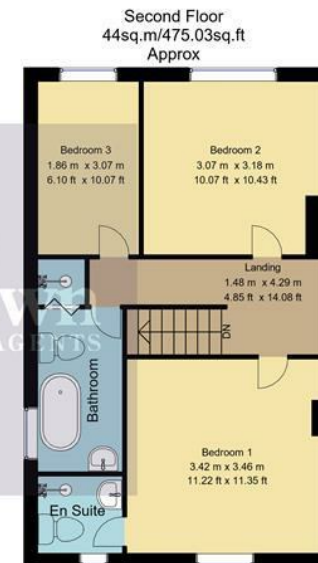
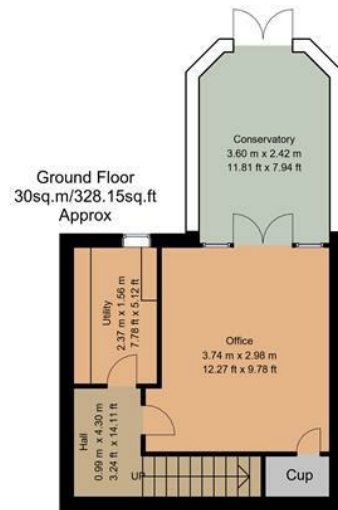
***Rainworth is a well-established village offering a great balance between everyday convenience and easy access to the wider area.***

There is a good selection of local amenities within the village, including shops, places to eat, pubs and essential services, while Mansfield is just a short distance away for a wider choice of shopping, leisure and town-centre facilities.

For families, Rainworth is particularly appealing, with local primary schools including Lake View Primary and Python Hill Academy, together with The Joseph Whitaker School providing secondary education within the village.

The surrounding area also offers plenty of opportunity to enjoy the outdoors, with Sherwood Forest and Sherwood Pines close by, while the village's position alongside the A617 provides convenient road connections towards Mansfield, Newark and Nottingham.





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.

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## Key Features

Three-storey semi-detached home

Three bedrooms with master en suite and walk-in wardrobe

Stunning modern lounge with media wall and bay window

Large multifunctional room plus conservatory

Separate office and useful three-level layout

Large enclosed rear garden with multiple seating areas

Approx. Size  
1,356 Sq. ft

EPC Rating  
C

Council Tax Band  
B

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exceptional representation.

Let's Chat.

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