



Offers Over £260,000 Freehold

59 FAIRHOLME DRIVE | | MANSFIELD | NG19 6DR

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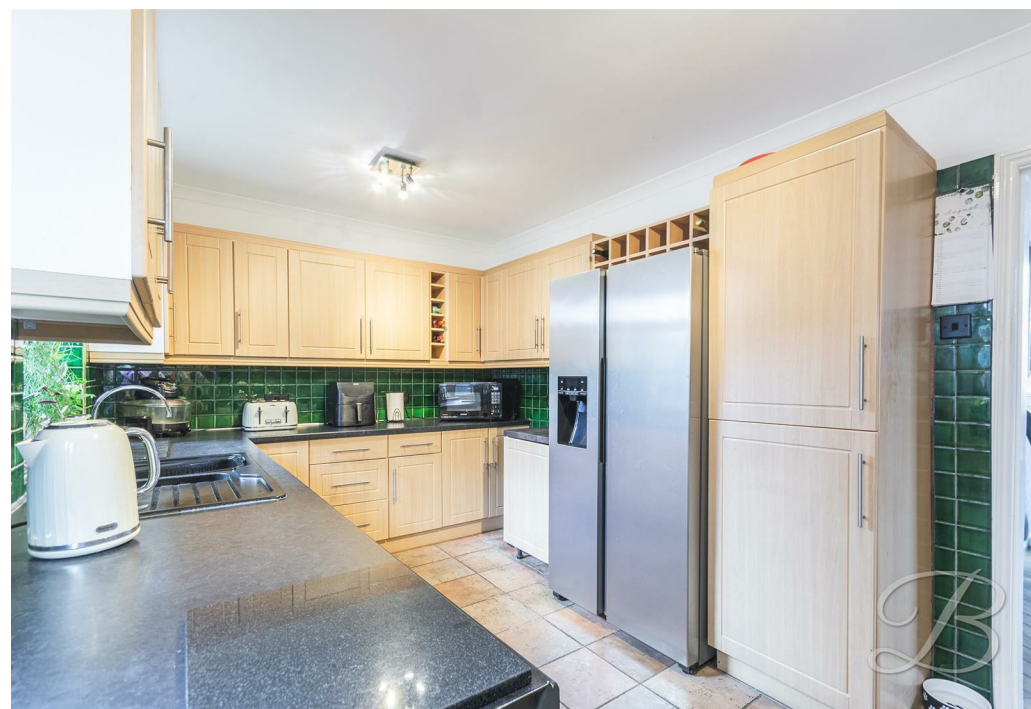


A HIDDEN GEM... Situated in a popular and well-established residential area of Mansfield, this deceptively spacious four-bedroom bungalow offers an excellent opportunity for families, downsizers, or buyers seeking flexible single-level living. The property is ideally located close to a range of amenities, including shops, schools, parks, and transport links, making it a convenient yet peaceful place to call home. With the added bonus of a separate office that could easily be converted into a fifth bedroom, this home provides versatile space with great potential.

Upon entering, you're welcomed into a bright and open-plan lounge and dining area, designed for comfortable everyday living and easy entertaining. This generously sized space is flooded with natural light from large windows, creating a warm and inviting atmosphere. The adjacent kitchen is well-equipped with a range of wall and base units, ample worktop space, and room for appliances. There's plenty of scope here to modernise or personalise the kitchen to suit your own style.

The main bungalow comprises three good-sized bedrooms, all tastefully decorated and offering comfortable living arrangements. The master bedroom benefits from its own en suite bathroom, while a separate, fully fitted shower room serves the other bedrooms. The layout is practical and family-friendly, offering both privacy and functionality.

Externally, the property features a separate outhouse, which houses a spacious storage room, a home office (easily converted into a fifth bedroom or hobby space), and an additional bedroom—perfect for guests or older children. The rear garden is beautifully maintained, featuring artificial grass for low upkeep, along with well-kept shrubs and mature trees that offer a lovely backdrop. A private driveway to the front of the property provides off-road parking for one vehicle, completing this fantastic and flexible home.





#### Dining Room 9'8" x 6'7"

On entracen you step into the dining area with ample space for your desired dining furniture.

#### Lounge 18'4" x 11'3"

Spacious carpeted lounge area with central heating radiators, windows to the front and side elevation.

#### Hall

Long hallway leading into all rooms.

#### Kitchen 8'8" x 15'8"

Matching cupboards with ample worktop space, tiled splash back, space for integrated appliances, an inset sink, a window and patio door to the side elevation.

#### Shower Room

Three piece suite with shower, low flush WC and hand wash basin.

#### Bedroom One 11'10" x 12'10"

Spacious carpeted bedroom with built in wardrobes and patio doors to the rear.

#### Office 8'4" x 16'9"

Carpeted office space, perfect as a office/gym.

#### En Suite 5'10" x 9'5"

Four piece en suite with bath, low flush WC, shower and hand wash basin.

#### Bedroom Two 8'8" x 10'11"

Carpeted bedroom with central heating radiator, built in wardrobe's and a window to the side elevation.

#### Bedroom Three 5'10" x 11'4"

Carpeted bedroom with central heating radiator, and a window to the side elevation.

#### Storage

Ample storage space.

#### Bedroom Four 13'2" x 12'11"

Spacious carpeted extra bedroom with window to the rear elevation.

#### Outside

Driveway to the front along with a artificial lawn, shrubs and plants. To the rear is a well maintained artificial lawn area with a gravelled patio area perfect for alfresco dining.

#### Garage

Garage with ample space for storage/vehicles.







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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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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NG19 6DR



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