



Price Guide £180,000 Freehold

4 NEWLANDS DRIVE | FOREST TOWN | MANSFIELD | NG19 0HZ

BuckleyBrown
ESTATE AGENTS

Guide Price - £180,000 - £185,000
MAKE A MOVE!...

Welcome to this charming three-bedroom semi-detached home, ideally situated in the sought-after Forest Town area of Mansfield, close to a fantastic range of local amenities including shops, schools, parks, and transport

Upon entering, you are greeted by a welcoming entrance hall that leads through to a well-appointed kitchen, perfect for cooking and entertaining. The property also benefits from a modern shower room on the ground floor for added convenience. The generously sized living room is a true standout feature, offering a warm and welcoming atmosphere centred around a charming feature fireplace — perfect for cosy evenings. Elegant double doors lead through to a versatile second reception room / conservatory, beautifully illuminated by its surrounding windows and doors. This bright and airy space is ideal for dining, relaxing, or entertaining guests all year round, seamlessly blending indoor comfort with an abundance of natural light.

Upstairs, the home offers three well-proportioned bedrooms, providing comfortable accommodation for families, professionals, or those looking for extra space.

Externally, the front of the property boasts a driveway and garage, offering ample off-street parking. The frontage is complemented by mature shrubs, trees, and fencing, adding to the home's kerb appeal. To the rear, you'll find a low-maintenance garden, mainly laid to patio and enclosed with surrounding fences — a perfect space to enjoy outdoor living with minimal upkeep.

Call today to arrange a viewing!!!





Entrance Hall

With access into;

Kitchen 9'5" x 9'11"

Complete with a range of cabinetry and worktop surfaces. It features an inset sink and drainer, integrated eye level double oven, electric hob with hood over and space for appliances. With a window to the side elevation.

Shower Room 8'7" x 6'9"

Complete with a three piece suite including a shower, low flush WC and a hand wash basin. With windows to the rear and side elevations.

Living Room 11'1" x 16'2"

With carpeted flooring, feature fireplace, double doors opening to the rear and

double doors leading through to the conservatory/ Living Room.

Conservatory/ Living Room 9'7" x 15'8"

With surrounding windows and double doors opening to the front.

Landing

With access into;

Bedroom One 9'5" x 13'1"

With carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Two 10'11" x 8'5"

With carpeted flooring, central heating radiator and a window to the rear elevation.



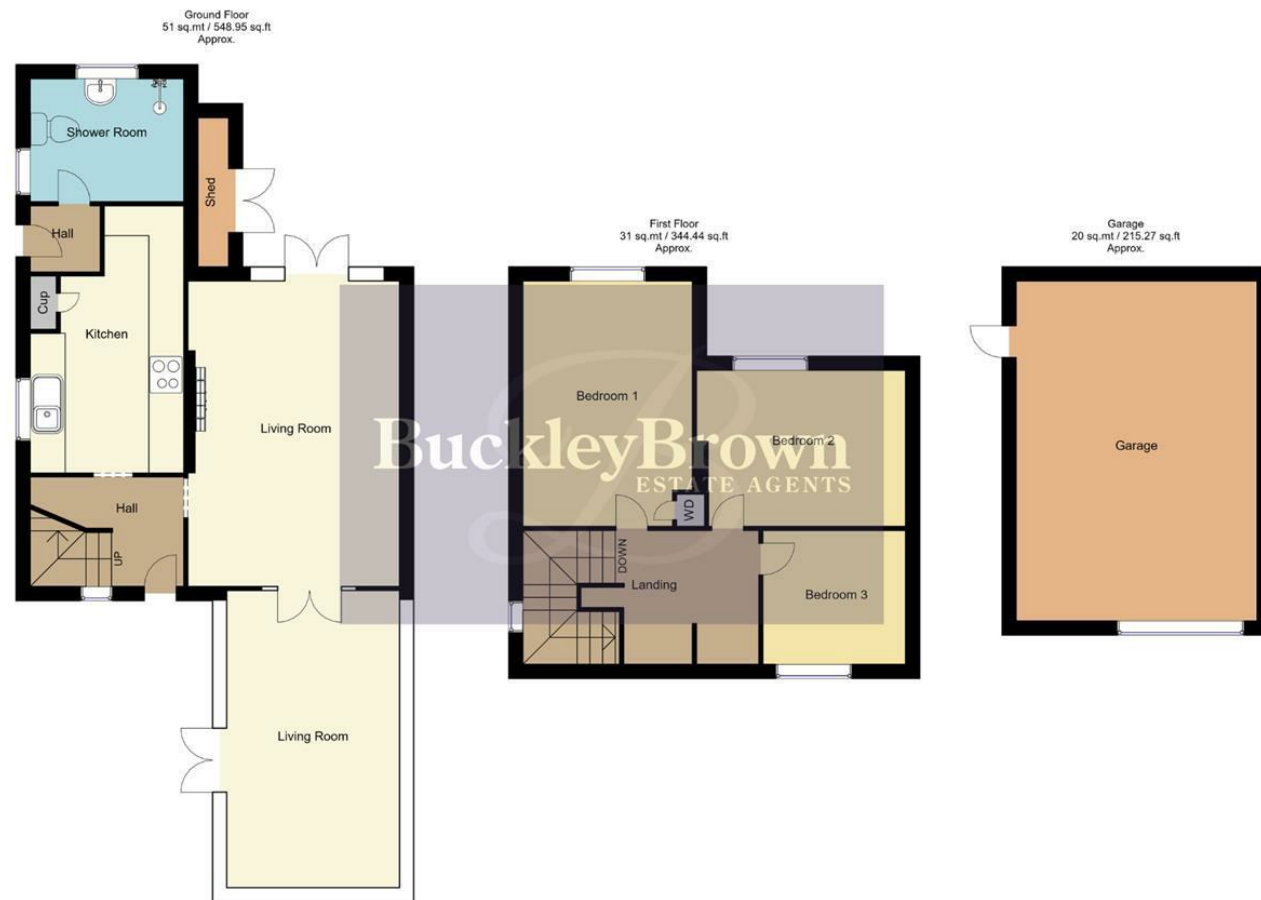
Bedroom Three 7'9" x 7'4"

With carpeted flooring, central heating radiator and a window to the front elevation.

Outside

The front of the property offers a driveway and garage, providing ample off-street parking. with surrounding shrubs, mature trees and fencing. The rear is low maintenance being mostly laid patio and surrounding fences.





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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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