



Guide Price £160,000 Freehold

4 POLLARD DRIVE | MANSFIELD | NG18 2HS

**BuckleyBrown**  
ESTATE AGENTS

\*\*\* GUIDE PRICE £160,000 -£170,000 \*\*\*

## CHAIN FREE AND IDEAL FOR FIRST TIME BUYERS

Welcome to this three-bedroom semi-detached home, well located in Mansfield close to shops, schools, and transport links. Offering a practical layout and comfortable living spaces, this property is well suited to a variety of buyers.

The entrance hall leads into a cosy living room, featuring a charming fireplace that serves as a focal point and adds warmth to the space. This room is perfect for relaxing in the evenings or enjoying quality time with family. Large windows allow natural light to fill the room, creating a bright and welcoming atmosphere. At the rear of the home, the open-plan kitchen and dining area forms the heart of the property. The kitchen is fitted with a good range of units and worktop space, ideal for cooking and meal preparation. The dining area offers ample space for family meals, casual breakfasts, or entertaining friends. A side hall provides convenient access to the outside, making it easy to move between indoor and outdoor spaces.

Upstairs, there are three well-proportioned bedrooms, each featuring fitted wardrobes to maximise storage. The shower room serves the first floor, offering practicality for everyday use.

Externally, the property benefits from a driveway at the front, providing off-street parking for multiple vehicles. The rear garden is low-maintenance, mostly laid to patio and enclosed by fencing, offering a private outdoor area for dining, relaxing, or socialising in the warmer months.

Call today to arrange a viewing!!!





#### Hall

Hallway to the front leading into the;

#### Living Room 12'5" x 12'11"

Living room with feature fireplace, central heating radiators and a window to the front elevation.

#### Kitchen 21'10" x 10'10"

Open plan kitchen/dining room with integrated appliances and space for more, an inset sink, matching cabinets and ample worktop space. Windows to the rear elevation.

#### Dining Room 10'7" x 10'10"

Ample space for your desired dining furniture.

#### Landing

Landing leading to the first floor.



#### Bedroom One 12'2" x 11'11"

Carpeted bedroom with central heating radiator, built in wardrobes and a window to the front elevation.

#### Bedroom Two 12'2" x 9'8"

Carpeted bedroom with central heating radiator, built in wardrobes and a window to the rear elevation.

#### Bedroom Three 7'8" x 9'0"

Carpeted bedroom with central heating radiator, built in wardrobes and a window to the front elevation.

#### Shower Room 5'10" x 5'10"

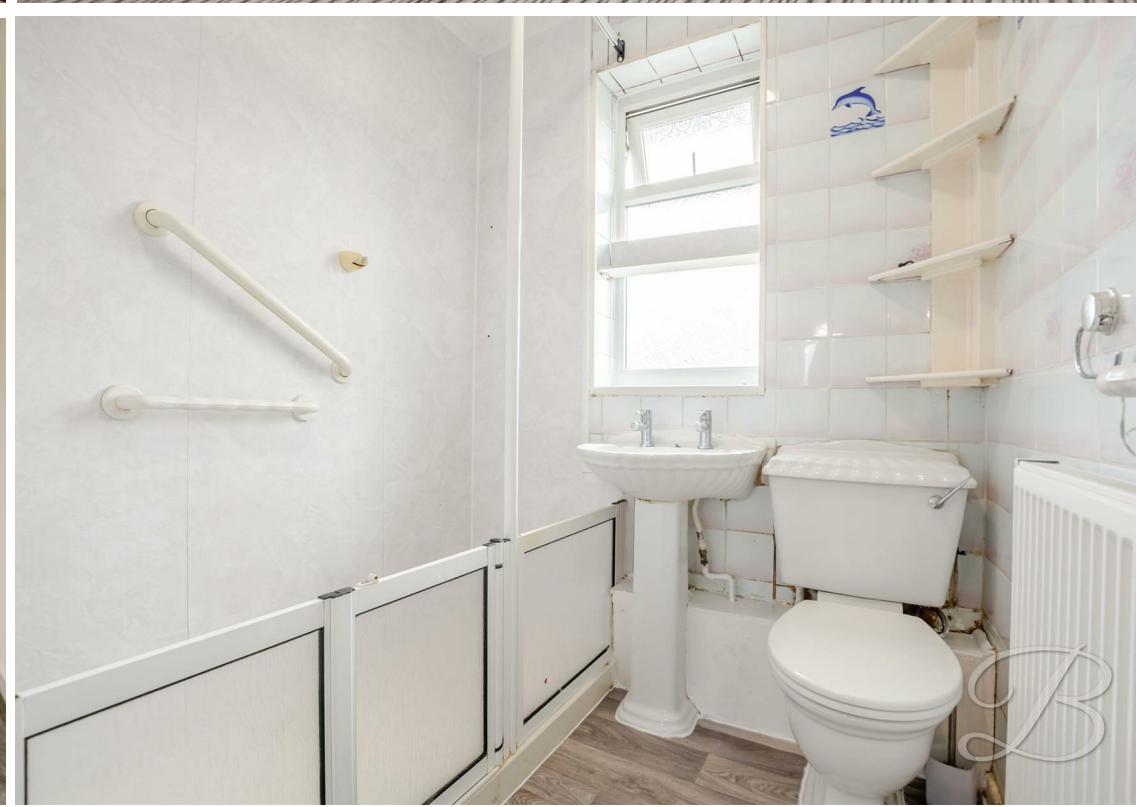
Shower room with hand wash basin, low flush and shower.

#### Snug/Outbuilding

Outbuilding, ideal for a snug/gym etc...

#### Outside

Spacious driveway to the front elevation. To the rear is a large patio garden.



Ground Floor  
45 sq.mt / 484.37 sq.ft  
Approx.

First Floor  
40 sq.mt / 430.55 sq.ft  
Approx.

Outbuilding  
2 sq.mt / 21.527 sq.ft  
Approx.



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

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.

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MANSFIELD  
NG18 2HS



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