



Price Guide £475,000 Freehold

8 HIGH OAKHAM HILL | | MANSFIELD | NG18 5AH

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE OF £475,000-£500,000

SIMPLY STUNNING!... Introducing to the market an immaculate, detached house of unique design, located in a highly sought-after location, ready to welcome a new family. The location brings you close to public transport links, schools, parks, and the town centre with its shops and restaurants. This is a property that ticks all the boxes, making it the perfect home for families. The property's unique features extend beyond the interiors, with a private gated driveway and garage, offering secure parking, and a wonderful garden space.

You will first of all be greeted by a welcoming entrance hall with lantern ceiling, this room exudes style and provides a fine example of what to expect from this home. This home showcases modern interiors and well-planned accommodation throughout.

The house is complete with an open-plan, high-end shaker-style kitchen that features a large bay window to the rear, allowing for an abundance of natural light. With ample dining space, wooden worktops, and integrated appliances, this kitchen is designed to meet all your culinary needs. A separate utility room adds to the convenience.

The living room is spacious, perfect for spending quality time with your family. Just off from here is the second reception room, notably charming with a lantern ceiling and bi-fold doors, while the third reception room offers a cosy snug, ideal for quiet evenings.

The property boasts four bedrooms. The first, a double room with built-in wardrobes, comes with its own en-suite, a modern suite with a walk-in shower. Bedroom two, another double, also has built-in wardrobes and the added luxury of a balcony. The third bedroom is also a double, and the fourth is a single. Besides the en-suite, the house offers two more bathrooms; a four-piece modern suite, and a downstairs shower room.

There is a private gated driveway and garage, allowing for ample off-street parking.





Entrance Hallway

Stunning entrance hallway filled with natural light from the skylight and windows to the front and side. Built in storage cupboard for added convenience. Further access to;

Snug 10'4" x 10'8"

Versatile room currently lending itself as a snug with room for all your desired furnishings and windows fitted to the front elevation. Access to a handy downstairs shower room, the utility and garage. This room could also lend itself as a bedroom with an en suite.

Shower Room

Three piece suite comprising of a hand wash basin, low flush WC and a shower.

Living Room 11'5" x 14'11"

Spacious room with a feature fireplace, patio doors leading into the kitchen and bi-folding doors, creating open plan living with the extension.

Summer Room

Light and airy room built with bi-folding doors to both the side and rear along with a skylight. This room is absolutely beautiful and creates the perfect setting for entertainment all year round.

Kitchen 10'10" x 21'5"

Complete with a range of high end cabinetry and worktop units, double Belfast sink and all essential integrated appliances. Not to mention the breakfast bar feature, great space to enjoy your morning coffee whilst dividing the kitchen from the dining area. Access to a handy utility. With a bay window to the rear elevation and a window to the side elevation, allowing an abundance of natural light.

Dining Area

Ample furniture space with a bay window to the rear and an external door giving access to the garden.

Utility 6'3" x 9'7"

Fitted with wall and base cabinets, ample worktop space and an inset sink and drainer. There is also space and plumbing for a washing machine and tumble dryer.

Landing

Laid with carpet flooring, with a central heating radiator. Doors provide access into;

Bedroom One 13'10" x 19'1"

The master bedroom is bright and spacious, and features its own en-suite facility. With a window to the front elevation, window to the side elevation and a central heating radiator. There is also the benefit of fitted wardrobes.



En-Suite 4'10" x 6'1"

The ensuite is fitted with a sleek suite in white comprising low level WC, vanity hand wash basin, and a walk-in shower with complementary tiled splash-back. With an opaque window to the side elevation and heated towel rail.

Bedroom Two 11'9" x 13'5"

Laid with carpet flooring, with a central heating radiator, and fitted wardrobes. There are French patio doors which provide access out onto the balcony which overlooks the rear garden.

Bedroom Three 11'2" x 11'10"

Laid with carpet flooring, with a window to the rear elevation, and a central heating radiator.

Bedroom Four 7'10" x 8'0"

Currently being utilised as an office. Laid with carpet flooring, with a window to the side elevation and a central heating radiator.

Bathroom 6'1" x 8'2"

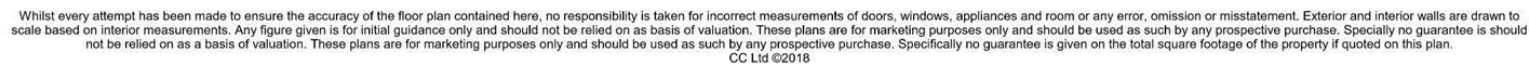
The family bathroom is fitted with a modern four-piece suite in white comprising a panelled bath, low level WC, hand wash basin, and separate shower. The perfect spot to unwind and relax. With an opaque window to the side elevation and a heated towel rail.

Outside


Behind the private entrance gates, the property stands proud and boasts an impressive kerb appeal. There is a driveway to the front, allowing for ample off-street parking, which in turn provides access to the garage. The rear garden offers a great degree of privacy, and is of a generous size. There is a real mature feel to the garden, with trees and shrubbery, with the rest being mainly laid to lawn, perfect to enjoy during those Summer days!

Garage 16'6" x 18'6"





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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		74	81
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> 	

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