



Offers In The Region Of £450,000 Freehold

16 HIGH OAKHAM HILL | | MANSFIELD | NG18 5AH

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ESTATE AGENTS

CREATE YOUR NEXT CHAPTER!...

Tucked away in a desirable Mansfield location, this impressive four-bedroom detached property offers spacious, high-quality living ideal for families and professionals alike. Set within easy reach of excellent local amenities, schools, and transport links, this home combines style, practicality, and a great location.

From the moment you step inside, you're greeted by a sense of space and light. The ground floor features a stunning open-plan kitchen and dining area, thoughtfully designed for modern living. With sleek cabinetry, quality appliances, and generous worktop space, this kitchen is as functional as it is stylish. The dining area is perfect for both everyday meals and entertaining guests, with ample space for a large dining table. A separate living room provides a cosy yet elegant retreat, complete with a striking feature fireplace and double doors that open directly onto the rear garden — ideal for relaxing and enjoying the garden views all year round. Also on the ground floor is a useful utility room and a well-placed WC, adding to the home's practicality.

Upstairs, the property boasts four well-proportioned bedrooms. The spacious master benefits from its own private en-suite shower room, while the remaining three bedrooms are ideal for family members, guests, or even a home office. The main family bathroom features a stylish four-piece suite, including a separate shower and bath — perfect for busy mornings or relaxing evenings.

Externally, the home continues to impress. The front of the property features a very large gated driveway, offering excellent privacy and off-street parking for multiple vehicles. To the rear, a beautifully maintained garden awaits, complete with a patio seating area, a raised decked space, and a neat lawn. Mature trees and established shrubbery surround the garden, creating a peaceful and private outdoor haven.

Call today to arrange a viewing!!!





Entrance Hall

With access into;

Kitchen/ Dining Room 11'10" x 14'11"

Complete with an array of matching wall and base units and aple worktop surfaces. It features an inset sink and drainer, wine fridge, integrated oven, integrated microwave and a hob with hood over. This room allows ample space for your dining furniture. With a window to the front elevation.

Living Room 13'5" x 20'6"

With carpeted flooring, feature fireplace, door to side elevation, windows to rear elevation and double doors providing direct access onto the garden.

Utility Room 6'2" x 8'5"

With space for appliances and access into the WC.

WC 6'2" x 6'2"

Complete with a low flush WC and hand wash basin. With a window to the side elevation.

Landing

With access to;

Bedroom One 11'11" x 14'11"

With carpeted flooring, central heating radiator and a window to the front elevation. This room benefits from its own en-suite facility.

En-suite

Complete with a three piece suite including a shower, low flush WC and hand wash basin.



Bedroom Two 9'2" x 14'4"

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

Bedroom Three 10'1" x 10'9"

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

Bedroom Four 7'10" x 11'11"

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

Bathroom 6'1" x 9'7"

Complete with a four piece suite including a bath, shower, low flush WC and hand wash basin.

Outside

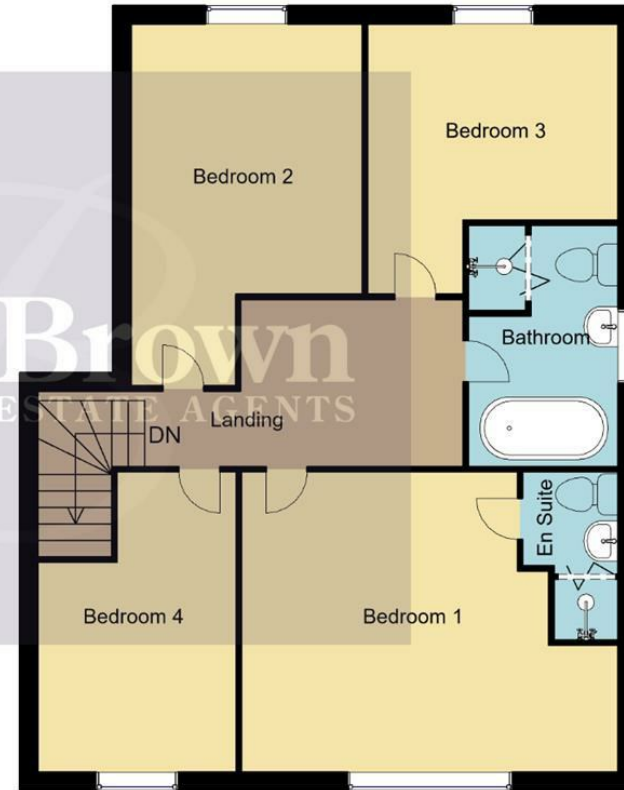
The property features a very large gated driveway at the front, providing excellent privacy and ample parking. To the rear, a well-maintained garden includes a patio seating area, decked space, laid lawn, and is surrounded by mature trees and shrubs.



Ground Floor
69 Sq.m/ 740.25 Sq.ft
Approx



First Floor
66 Sq.m/ 711.56 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. 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
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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