



£390,000 Freehold

THE WILLOW HIGH OAKHAM RIDGE | | MANSFIELD | NG18 5FS

BuckleyBrown
ESTATE AGENTS

THE WILLOW, £390,000! PLOTS AVAILABLE 9, 20, 21, 27, 28, 29, 30, 31, 32, 33 & 34!...

Welcome to this stunning three-bedroom, three-storey semi-detached new build, located in the heart of High Oakham, Mansfield. Offering a spacious layout, contemporary finishes, and thoughtfully designed living spaces, this modern home is ideal for families and professionals seeking stylish living in a highly desirable location.

On entry, you are welcomed into a bright hallway with a convenient WC before stepping into the cozy living room—a comfortable retreat for relaxing with family or friends. The lower ground floor forms the true heart of the home, boasting a superb open-plan kitchen, family, and dining area. The modern kitchen is fitted with sleek units, a central island, and generous workspace—perfect for cooking and entertaining. The family area is bathed in natural light, with double doors opening directly onto the garden for seamless indoor-outdoor living. A dedicated dining space makes gatherings easy, while a separate utility room and an additional WC provide everyday practicality. A versatile store room completes this level, offering flexible space that can be adapted as a home office, gym, or hobby room to suit your lifestyle.

The top floor hosts three well-proportioned bedrooms, including a master suite with a stylish en-suite bathroom. The remaining bedrooms are versatile and filled with natural light, complemented by a modern family bathroom designed for relaxation and convenience.

Externally, this property offers excellent kerb appeal. To the front, a driveway and garage provide ample off-street parking. The rear garden is private and secure, featuring a patio seating area, a laid lawn, and surrounding fencing—ideal for both entertaining and family enjoyment.

Combining space, style, and practicality across three storeys, this exceptional new build offers contemporary living at its finest in a sought-after area. Call today to view!!!





Entrance Hall

With stairs to the ground floor and first floor and surrounding doors providing access into;

WC 5'10" x 3'4"

With a low flush WC and a hand wash basin.

Living Room 17'4" x 13'5"

With a central heating radiator and windows to the rear elevation.

Hall

With access into;

Kitchen/ Family Room 17'4" x 15'11"

The kitchen is complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and

drainer, integrated eye level double oven, electric hob with hood over, space for appliances and a central island. This room offers an open plan design through to the family room, with ample space for your furnishings and double doors opening onto the rear garden.

Dining Room 11'5" x 9'6"

With a central heating radiator, ample space for your dining furniture and an open plan design.

Store 10'3" x 9'6"

This versatile space can be utilised to suit your needs.

Utility 7'2" x 5'11"

With further cabinetry, worktop surfaces, inset sink and drainer and space for appliances.



WC 5'9" x 3'4"

With a low flush WC and a hand wash basin.

Landing

With access into;

Bedroom One 13'1" x 11'8"

With a central heating radiator, window to the rear elevation and its own private en-suite.

En-suite 8'4" x 3'11"

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

Bedroom Two 14'0" x 8'6"

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

Bedroom Three 10'2" x 8'6"

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

Bathroom 10'0" x 7'3"

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

Outside

The front of the property offers ample off-street parking with a driveway and garage. The rear garden hosts a patio seating area, laid lawn and surrounding fencing.





Dimensions

Living Room			Studio/Store		
5286mm	x 4108mm	17'4" x 13'5"	3140mm	x 2900mm	10'3" x 9'6"
Kitchen/Family			Bedroom 1		
5286mm	x 4850mm	17'4" x 15'11"	3993mm	x 3557mm	13'1" x 11'8"
Dining Area			En-Suite		
3508mm	x 2900mm	11'5" x 9'6"	2548mm	x 1200mm	8'4" x 3'11"
Utility			Bedroom 2		
2191mm	x 1805mm	7'2" x 5'11"	4281mm	x 2593mm	14'0" x 8'6"
Cloakroom 1			Bedroom 3		
1800mm	x 1018mm	5'11" x 3'4"	3104mm	x 2600mm	10'2" x 8'6"
Cloakroom 2			Bathroom		
1743mm	x 1011mm	5'9" x 3'4"	3043mm	x 2223mm	10'0" x 7'3"

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		



PLOT 9
THE WILLOW HIGH OAKHAM
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