



£390,000 Freehold

THE BIRCH PLOT 52 HIGH OAKHAM RIDGE | | MANSFIELD | NG18 5FS

BuckleyBrown
ESTATE AGENTS

THOUGHTFULLY DESIGNED LAYOUT!

This impressive three-storey, three-bedroom home is situated on the desirable High Oakham Hill, offering flexible living spaces and modern comforts throughout. This location is perfect for families with nearby schools, shops, transport links and green spaces. Let's take a look...

The ground floor hosts the entrance hall which gives further access to a versatile workshop room, ideal as a home office, hobby space, or gym, along with an integral single garage providing secure parking and storage.

Moving to the upper ground floor, you will be greeted by a spacious living room creating a welcoming retreat, while the stylish open-plan kitchen/diner features a central island and patio doors opening directly onto the rear garden—perfect for entertaining or family gatherings. A convenient WC completes this floor.

Rising to the first floor, there are three well-proportioned bedrooms. The master bedroom benefits from a private en suite, while the remaining bedrooms are served by a modern family bathroom located off the landing.

The property enjoys a low-maintenance frontage with a private driveway, single garage, and gated side access. To the rear, an enclosed garden, mainly laid to lawn and bordered by fencing, provides a safe and private outdoor space.

This property is certainly one not to be missed, call now to arrange a viewing!





Hall

Spacious entrance hallway with access into;

Store

Handy storage space located under the stairs.

Workshop/Store 17'2" x 13'2"

Versatile room which can be utilised in a variety of ways to suit your needs.

Landing To The Upper Ground Floor

With further access into;

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

The kitchen comes complete with a range of high end wall and base cabinets, inset sink with drainer, integrated appliances

and a centre island with a breakfast bar for added convenience. The dining/family area provides a generous space for entertaining and enjoying sit down meals.

Complemented by patio doors opening to the rear garden. Additional storage room.

Living Room 17'4" x 12'11"

Well proportioned reception room with a central heating radiator and two windows to the front elevation.

Cloakroom 5'4" x 4'1"

Fitted with a hand wash basin and low flush WC.

Landing To The First Floor

With a fitted cupboard housing the boiler and leading access into;



Bedroom One 12'3" x 12'11"

Central heating radiator, window to the front and an en suite.

En Suite 10'0" x 5'2"

Three piece suite including a hand wash basin, low flush WC and a shower. Window to the front elevation.

Bedroom Two 14'2" x 8'7"

Central heating radiator and window to the rear elevation.

Bedroom Three 10'6" x 8'5"

Central heating radiator and a window to the rear elevation.

Bathroom 8'7" x 6'6"

Family bathroom with a hand wash basin, low flush WC and a bath with an overhead shower.

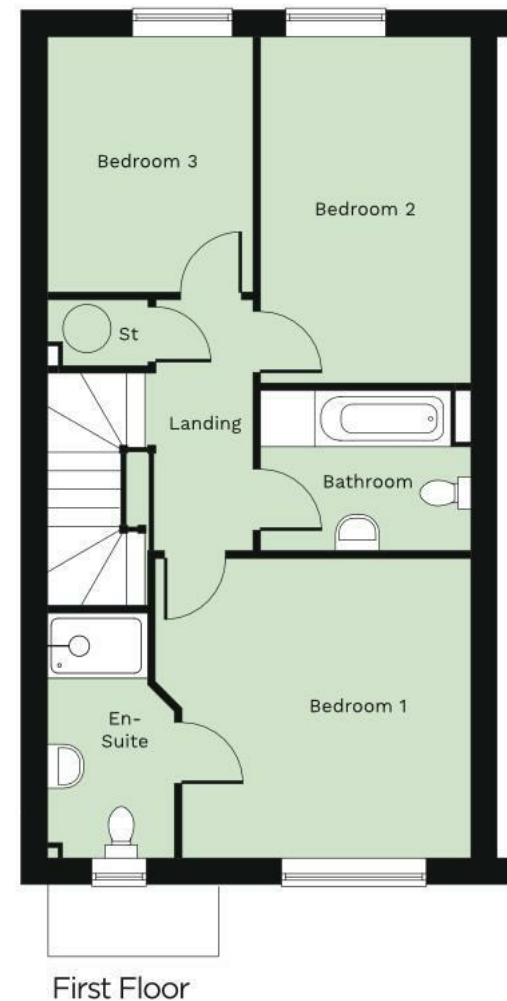
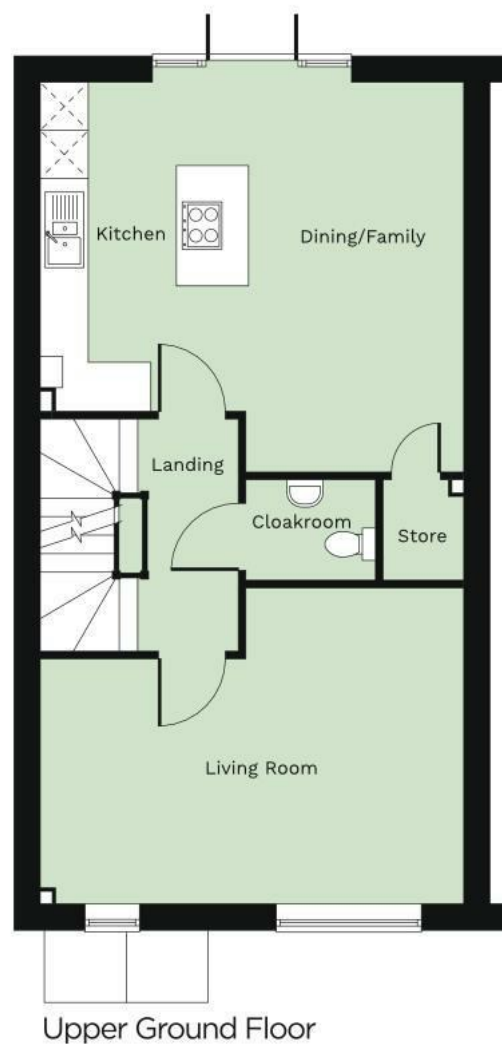
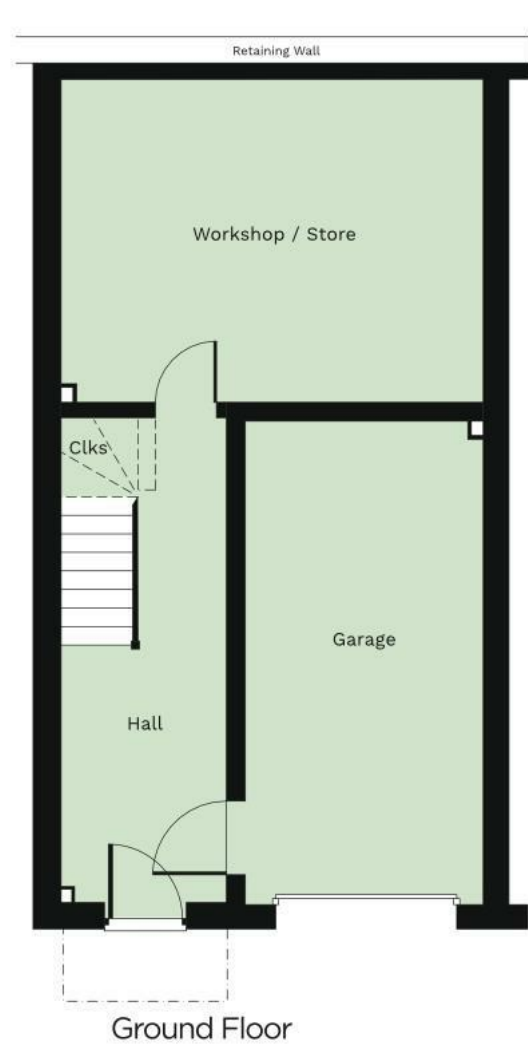
Garage

Accessible from the front elevation with an internal door giving access to the main hall.

Outside

Low maintenance frontage with a private driveway, single garage and access down the side of the property. Enclosed rear garden which is mainly laid to lawn with fence surround, offering a degree of privacy.





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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