



£525,000 Freehold

THE OAK PLOT 14 HIGH OAKHAM RIDGE | | MANSFIELD | NG18 5FS

**BuckleyBrown**  
ESTATE AGENTS

## BEYOND EXPECTATIONS!

Nestled in the charming area of High Oakham Hill, Mansfield, this property offers a delightful blend of tranquillity and convenience. The location is ideal for those seeking a peaceful retreat while still being within easy reach of local amenities, schools, and transport links. Surrounded by lush greenery and picturesque views, this home is a perfect sanctuary for families!

The ground floor features a versatile store/studio room which can be utilised in many different ways to suit the needs of your family. This floor also hosts a fifth bedroom which has the luxury of an ensuite, great for when you have guests staying over. Finally, you will gain access to the garage and workshop.

Ascending to the upper ground floor, you will find a study room that could alternatively serve as a study or a playroom, catering to your lifestyle needs. This space is thoughtfully designed to maximise comfort and functionality, ensuring that it can adapt to your requirements. The living room is spacious with a window to the front, allowing a wealth of natural daylight to flow through. The heart of the home is the modern kitchen/dining room which is complemented by patio doors opening to the garden. Additionally, a convenient cloakroom adds to the practicality of this level.

On the first floor, the property boasts four well-proportioned bedrooms, each offering a peaceful retreat at the end of the day. The master benefits from the luxury of an en suite! A modern family bathroom completes this level, designed with both style and practicality in mind for the remainder of the bedrooms to utilise.

Outside, the property is equally impressive. A well-maintained garden offers a private outdoor space, perfect for enjoying sunny days or hosting barbecues. Not to mention there is private driveway and garage for secure off road parking. This property truly encapsulates the essence of comfortable living in a desirable location.

Call now to arrange a viewing!





#### Hall

Entrance hallway with access into;

#### Store/Studio 16'4" x 9'10"

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

#### Bedroom Five 11'0" x 9'9"

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

#### En Suite 9'9 x 4'9

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

#### Landing To The Upper Ground Floor

Window to the front and leading access into;

#### Cloakroom 7'1" x 3'2"

Fitted with a hand wash basin and low flush WC.

#### Study 8'10" x 8'9"

Versatile reception room with a central heating radiator and a window to the front elevation.

#### Living Room 19'11" x 10'4"

Generous proportioned room with a central heating radiator and a window to the front elevation.

#### Kitchen/Dining/Family Room 27'4" x 9'10"

The kitchen comes complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and a window to the rear. Access to a handy utility room. The dining/family area provides a great space for hosting sit down meals and entertaining. Complemented by patio doors opening onto the rear garden.

#### Utility 7'1" x 5'3"

Fitted with matching cabinetry, inset sink with drainer along with space and plumbing for a washing machine/tumble dryer.

#### Landing To The First Floor

Window to the front and leading access into;



#### Store

Convenient storage room housing the boiler.

#### Bedroom One 14'7" x 10'8"

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

#### En Suite 10'8 x 5'0

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

#### Bedroom Two 14'6" x 10'0"

Central heating radiator and a window to the rear elevation.

#### Bedroom Three 12'6" x 10'6"

Central heating radiator and a window to the rear elevation.

#### Bedroom Four 8'11" x 8'10"

Central heating radiator and a window to the front elevation.

#### Garage

Accessible from the front elevation with an additional workshop space to the rear.

#### Workshop 10'2" x 9'10"

Handy storage space to the rear of the garage.

#### Outside

Low maintenance frontage with a small lawn area, private driveway, single integrated garage and access down the side of the property. The rear garden boasts an expansive lawn, patio seating area and fence surround.

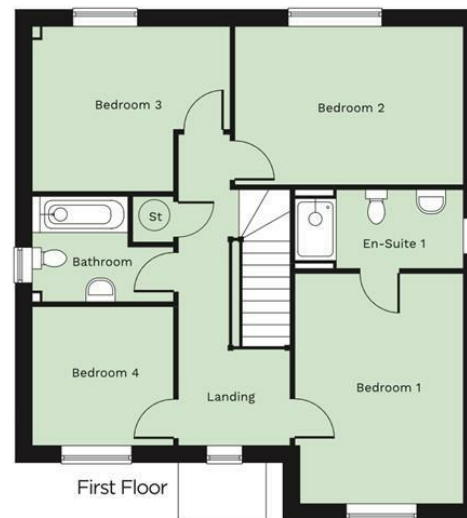




## Dimensions

|                              |                 |                |
|------------------------------|-----------------|----------------|
| <b>Living Room</b>           | 6077mm x 3160mm | 19'11" x 10'4" |
| <b>Kitchen/Dining/Family</b> | 8335mm x 3008mm | 27'4" x 9'10"  |
| <b>Utility</b>               | 2169mm x 1609mm | 7'1" x 5'3"    |
| <b>Study</b>                 | 2690mm x 2670mm | 8'10" x 8'9"   |
| <b>Cloakroom</b>             | 2169mm x 968mm  | 7'1" x 3'2"    |
| <b>Studio/Store</b>          | 4985mm x 3008mm | 16'4" x 9'10"  |
| <b>Workshop</b>              | 3115mm x 3013mm | 10'2" x 9'10"  |

|                   |                 |               |
|-------------------|-----------------|---------------|
| <b>Bedroom 1</b>  | 4456mm x 3257mm | 14'7" x 10'8" |
| <b>En-Suite 1</b> | 3257mm x 1527mm | 10'8" x 5'0"  |
| <b>Bedroom 2</b>  | 4416mm x 3065mm | 14'6" x 10'0" |
| <b>Bedroom 3</b>  | 3826mm x 3195mm | 12'6" x 10'6" |
| <b>Bedroom 4</b>  | 2720mm x 2690mm | 8'11" x 8'10" |
| <b>Bedroom 5</b>  | 3361mm x 2973mm | 11'0" x 9'9"  |
| <b>En-Suite 2</b> | 2975mm x 1458mm | 9'9" x 4'9"   |
| <b>Bathroom</b>   | 2720mm x 2039mm | 8'11" x 6'8"  |



**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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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