



£300,000 Freehold

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

BuckleyBrown
ESTATE AGENTS

YOUR DREAM HOME AWAITS,... AND IS READY TO RESERVE... Nestled in the charming area of High Oakham Ridge, Mansfield, this exciting new development offers a unique opportunity to secure a home in a desirable location. Surrounded by picturesque landscapes and a friendly community, residents will enjoy the perfect blend of tranquillity and convenience. With local amenities, schools, and parks just a stone's throw away, this is an ideal setting for families and professionals alike.

The ground floor of this thoughtfully designed property features an inviting entrance hall that leads to a spacious open-plan kitchen/dining area. The modern kitchen, equipped with high-quality fixtures, provides a delightful space for culinary creativity. Following on from this room you'll find a spacious living area with patio doors leading to the rear. Additionally, a convenient WC and cloakroom enhance the practicality of this level, ensuring that everyday living is both comfortable and efficient.

Ascending to the first floor, you will find three well-proportioned bedrooms that offer a peaceful retreat at the end of the day. Along with a family bathroom with everything you need to relax and unwind.

Outside, the property is complemented by a charming garden that offers a perfect space for outdoor activities and relaxation. A driveway provides off-road parking, ensuring convenience for residents and visitors alike. This property is ready to reserve, presenting a fantastic opportunity to create your dream home in a sought-after location.

Dining/Kitchen 13'6" x 12'2"

Complete with a range of matching cabinets, inset sink with drainer and a window to the front elevation. Ample space for your desired dining furniture.

Cloakroom/WC 5'6" x 2'7"

Handy cloakroom with low flush WC and hand wash basin.

Living Room 15'5" x 11'1"

Spacious living room with central heating radiator and patio doors to the rear elevation.

Landing

Landing leading up to the first floor rooms.

Bedroom One 13'1" x 8'2"

Spacious master bedroom with central heating radiator and window to the front elevation.

Bedroom Two 11'8" x 8'2"

Spacious bedroom with central heating radiator and window to the rear elevation.

Bedroom Three 7'10" x 6'11"

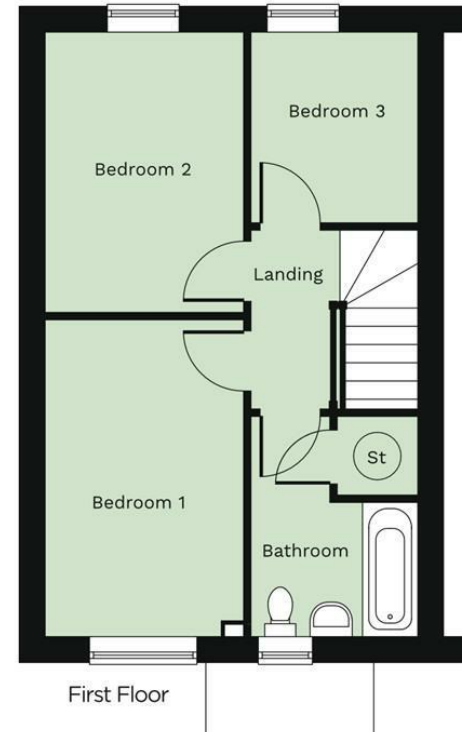
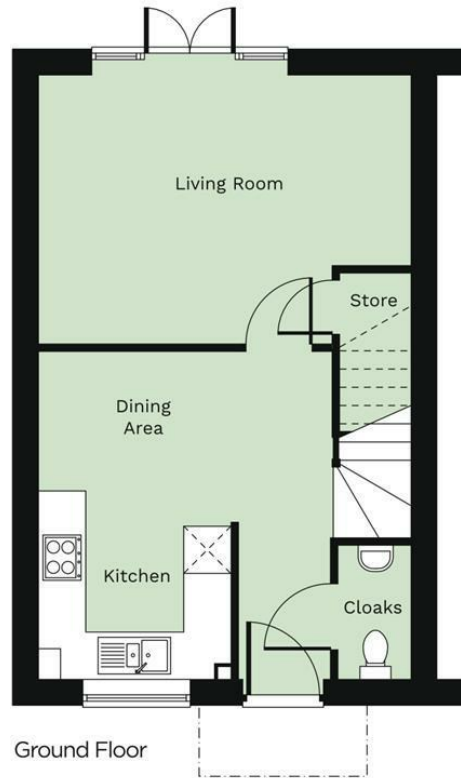
Spacious bedroom with central heating radiator and window to the rear elevation.

Bathroom 9'1" x 6'11"

Three piece suite with bath, hand wash basin and low flush WC.

Outside

Low maintenance frontage with a path leading up to the front door along with a private driveway. The rear garden hosts an enclosed lawn to enjoy all year round.



Dimensions

Living Room		
4720mm x 3409mm	15'5" x 11'2"	
Kitchen/Dining		
4158mm x 3720mm	13'7" x 12'2"	
Cloakroom		
1700mm x 810mm	5'7" x 2'8"	

Bedroom 1		
4016mm x 2514mm	13'2" x 8'3"	
Bedroom 2		
3551mm x 2514mm	11'8" x 8'3"	
Bedroom 3		
2416mm x 2113mm	7'11" x 6'11"	
Bathroom		
2793mm x 2113mm	9'2" x 6'11"	

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 39
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RIDGE
MANSFIELD
NOTTINGHAMSHIRE
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