



£535,000 Freehold

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

**BuckleyBrown**  
ESTATE AGENTS

## A Contemporary New Home Perfectly Situated in Mansfield!!...

Discover contemporary living at its finest with this brand new, three-storey, four-bedroom detached home situated in a highly sought-after area of Mansfield, within the catchment for the well-regarded High Oakham Primary School — a popular choice for families. Designed with modern lifestyles in mind, this impressive property offers versatile and stylish accommodation across all levels.

The ground floor welcomes you with a spacious hallway leading to a study and an additional flexible room that could serve as a guest bedroom or games room, complemented by a convenient shower room.

Upstairs, the heart of the home is revealed — a striking open-plan kitchen, dining and living space, perfect for both everyday living and entertaining. A utility room, separate lounge, and WC complete this beautifully arranged floor.

On the top floor, you'll find four generously sized bedrooms, including a master with its own ensuite, plus a sleek family bathroom.

Externally, the property benefits from an integral garage, private driveway, and attractive gardens to both the front and rear, offering space to relax and enjoy the outdoors. This exceptional new home combines contemporary design, comfort, and convenience — all within easy reach of Mansfield's amenities and transport links.

Call today to arrange your viewing and experience this fantastic home for yourself.

#### Hall

Fitted storage cupboard located under the stairs and further access into;

#### Study 12'7" x 11'8"

Versatile room with a window to the front elevation.

#### Guest/Games Room 14'2" x 12'7"

Versatile room offering great versatility to become whatever you desire with a window to the side.

#### Shower Room 7'1" x 6'11"

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

#### Landing

With a window to the front and access into;

#### Living Room 21'9" x 11'1"

Spacious reception room with a window to the front and patio doors to the rear, opening onto the garden.

#### Family Kitchen/Dining Room 26'2" x 12'7"

Open plan space with fitted cabinetry, worktops, inset sink and a breakfast bar dividing the space. Ample space for your desired furnishings. A window to the front and patio doors opening to the garden.

#### WC

Fitted with a low flush WC and a hand wash basin.

#### Landing

Window to the front and leading access into;

#### Bedroom One 8'11" x 5'1"

Central heating radiator and a window to the front. Access to an en suite facility.

#### Ensuite 8'11" x 5'1"

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

#### Bedroom Two 11'3" x 10'9"

Central heating radiator and a window to the front elevation.

#### Bedroom Three 11'3" x 10'9"

Central heating radiator and a window to the rear elevation.

#### Bedroom Four 10'11" x 10'5"

Central heating radiator and a window to the rear elevation.

#### Bathroom 8'11" x 5'8"

Three piece family suite comprising of a hand wash basin, low flush WC and a bath. Window to the rear.

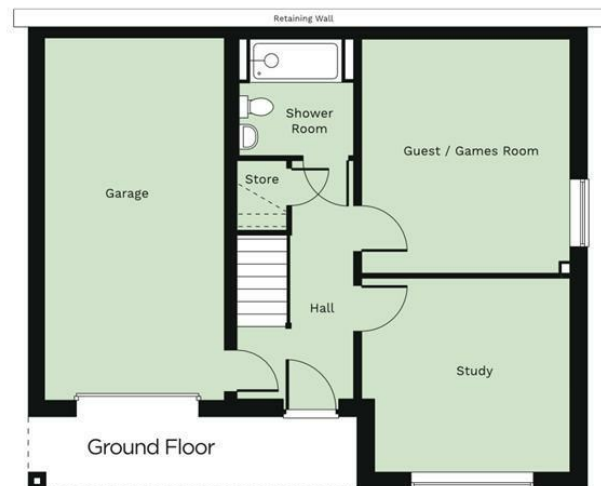
#### Garage

Accessible from the front elevation.

#### Outside

Private frontage with a double driveway and an integrated garage allowing for secure off road parking. Generous garden to the rear elevation to enjoy all year round.

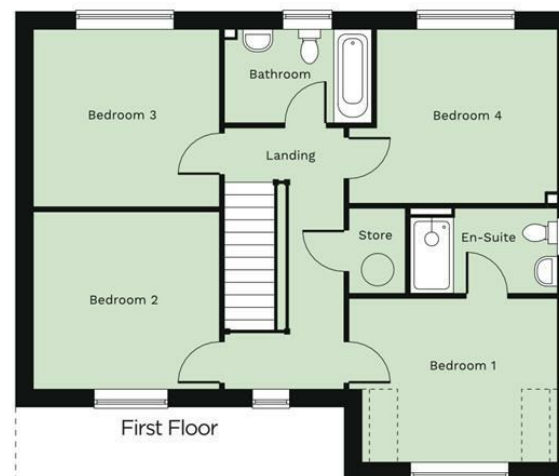




## Dimensions

|                              |       |         |
|------------------------------|-------|---------|
| <b>Living Room</b>           |       |         |
| 6648mm x 3382mm              | 21'9" | x 11'1" |
| <b>Kitchen/Dining/Family</b> |       |         |
| 7987mm x 3849mm              | 26'2" | x 12'7" |
| <b>Utility</b>               |       |         |
| 2154mm x 1159mm              | 7'1"  | x 3'10" |
| <b>Study</b>                 |       |         |
| 3849mm x 3581mm              | 12'7" | x 11'9" |
| <b>Cloakroom</b>             |       |         |
| 2154mm x 900mm               | 7'1"  | x 2'11" |
| <b>Bedroom 1</b>             |       |         |
| 3850mm x 3027mm              | 12'7" | x 9'11" |

|                         |        |         |
|-------------------------|--------|---------|
| <b>En-Suite 1</b>       |        |         |
| 2718mm x 1572mm         | 8'11"  | x 5'2"  |
| <b>Bedroom 2</b>        |        |         |
| 3439mm x 3277mm         | 11'3"  | x 10'9" |
| <b>Bedroom 3</b>        |        |         |
| 3439mm x 3277mm         | 11'3"  | x 10'9" |
| <b>Bedroom 4</b>        |        |         |
| 3338mm x 3213mm         | 10'11" | x 10'6" |
| <b>Guest/Games Room</b> |        |         |
| 4324mm x 3849mm         | 14'2"  | x 12'7" |
| <b>Shower Room</b>      |        |         |
| 2152mm x 2114mm         | 7'1"   | x 6'11" |
| <b>Bathroom</b>         |        |         |
| 2721mm x 1728mm         | 8'11"  | x 5'8"  |



**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                     |         |           |

PLOT 19  
THE ASPEN HIGH OAKHAM  
RIDGE  
MANSFIELD  
NOTTINGHAMSHIRE  
NG18 5FS

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