



£335,000 Freehold

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

BuckleyBrown
ESTATE AGENTS

THE BRACKEN, £335,000! PLOTS 44 & 45 AVAILABLE...RESERVE YOUR PLOT TODAY!...

Nestled in the charming area of High Oakham Ridge, Mansfield, this property presents an exciting opportunity for those seeking a spacious and versatile home. With an impressive four bedrooms, this residence is perfect for families or individuals who value ample living space. Each bedroom offers a comfortable retreat, allowing for relaxation and privacy.

The layout of the property is designed to maximise both functionality and comfort, making it an ideal choice for modern living. The generous living areas provide a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The potential for personalisation is vast, allowing you to create a space that truly reflects your style and needs.

High Oakham Ridge is a delightful location, offering a blend of tranquillity and convenience. Residents can enjoy the nearby amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, making commuting to nearby towns and cities a breeze.

In summary, this property in High Oakham Ridge, Mansfield, is a remarkable find for those in search of a home with numerous bedrooms and the potential for a personalised touch. With its appealing location and spacious design, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this wonderful property your own.

Call our team today for more information!

Hall

Hallway leading into the open plan kitchen/dining./living area.

Kitchen 9'4" x 8'0"

Well appointed kitchen with built in matching cabinet's, inset sink and space for additional appliances, with a window to the front elevation.

Living/Dining Area 15'8 x 15'6

Spacious open plan dining area with ample room for your desired dining furniture. Spacious living room with central heating radiator and patio doors to the rear elevation.

Storage

Under stairs storage space.

Landing

Landing leading into the first floor rooms.

Bedroom Two 11'3" x 3'2"

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

Bedroom Three 11'6" x 8'2"

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

Bedroom Four 7'10" x 6'11"

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

Bathroom 6'11" x 5'6"

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

Landing

Landing leading up to second floor.

Bedroom One 15'7" x 8'2"

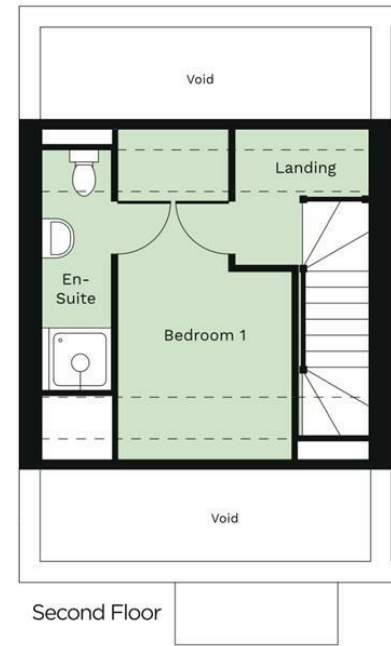
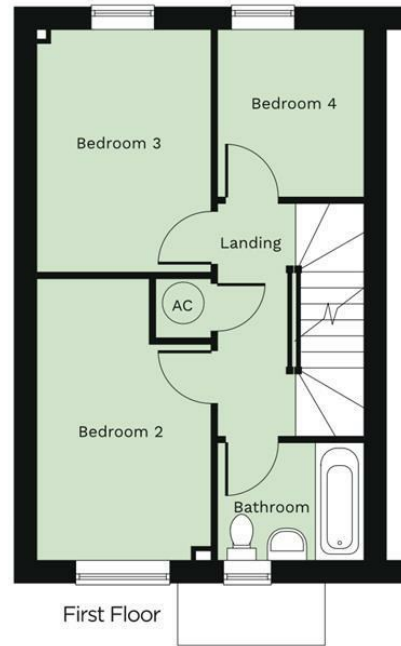
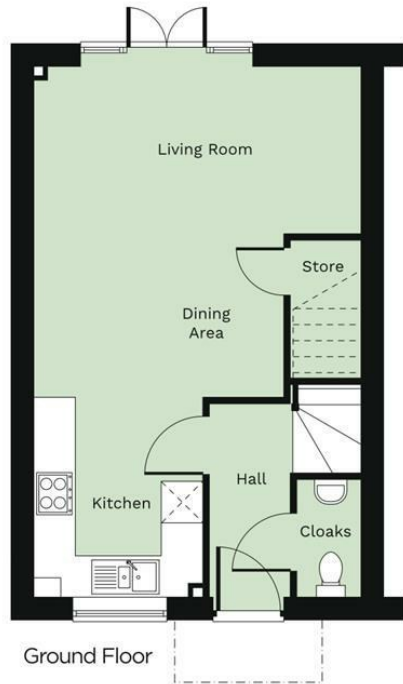
Master bedroom with access to its own en suite and velux radiators.

En suite 11'3" x 3'2"

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

Outside

Generous rear garden to enjoy all year round. Space for one vehicle to the front elevation.



Dimensions

Living/Dining Room		
4774mm x 4724mm	15'8" x 15'6"	
Kitchen		
2886mm x 2440mm	9'5" x 8'0"	
Cloakroom		
1700mm x 928mm	5'7" x 3'0"	
Bedroom 1		
4768mm x 2514mm	15'7" x 8'3"	

En-Suite		
3468mm x 1003mm	11'4" x 3'3"	
Bedroom 2		
4066mm x 2518mm	13'4" x 8'3"	
Bedroom 3		
3501mm x 2518mm	11'6" x 8'3"	
Bedroom 4		
2416mm x 2113mm	7'11" x 6'11"	
Bathroom		
2113mm x 1700mm	6'11" x 5'7"	

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 45
THE BRACKEN HIGH
OAKHAM RIDGE
MANSFIELD
NOTTINGHAMSHIRE
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