



£535,000 Freehold

THE KINGFISHER HIGH OAKHAM RIDGE | MANSFIELD | NG18 5FS

BuckleyBrown
ESTATE AGENTS

THE KINGFISHER AWAIS – PLOTS 22-25, YOUR CHANCE TO PERSONALISE FROM THE GROUND UP

This brand-new four-bedroom, three-storey detached home offers an exceptional opportunity to move straight into a thoughtfully designed property and make it your own. The neutral interiors create a blank canvas, complemented by a modern and versatile layout designed with families in mind.

Upon entering the upper ground floor, you are welcomed by a flexible study, ideal for home working, hobbies, or a quiet retreat. A cosy living room creates the perfect setting for relaxing evenings, while a convenient WC completes this level. The ground floor forms the heart of the home, boasting a stunning open-plan kitchen, dining area, and family room. This light-filled space is enhanced by double doors opening onto the rear garden and additional windows that invite natural light throughout. The kitchen itself is fitted with ample cabinetry and worktop space, while the separate utility room ensures everyday practicality. This floor also benefits from a WC and a store/studio room, a highly versatile space that can be adapted to suit your lifestyle.

On the top floor, you'll find four well-proportioned bedrooms. The master bedroom enjoys its own en-suite shower room, offering a private retreat. The remaining bedrooms are served by a modern family bathroom, providing convenience for the entire household.

Externally, the property is equally impressive. To the front, a garage and driveway provide ample off-street parking. The rear garden offers a welcoming outdoor space, complete with a laid lawn, patio seating area, and secure fencing—perfect for family living, entertaining, or simply relaxing.

With its spacious and versatile accommodation spread across three floors, this home combines modern design with practical features, making it an ideal choice for families seeking comfort, style, and room to grow.

Call today to see your dream home – 01623 633633.





Entrance Hall

With stairs to the ground floor and the first floor, built in storage cupboard and surrounding doors providing access into;

Living Room 15'5" x 13'6"

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

Study 10'11" x 9'3"

With ample space, central heating radiator and a window to the front elevation.

WC 5'6" x 3'6"

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

Kitchen/ Dining Room 21'1" x 12'7"

The kitchen is complete with a range of

matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated eye level double oven, electric hob with hood over and space for appliances. With ample space for your dining furniture, central heating radiator and windows to the rear elevation. This room offers an open plan design through to the family room and access into the utility room.

Family room 14'0" x 13'6"

With an open plan design and double doors opening onto the rear garden.

Utility Room 10'5" x 5'2"

With further cabinetry and worktop surfaces, inset sink and drainer and space for appliances.



WC 6'9" x 3'2"

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

Studio/Store 15'5" x 10'9"

This versatile space can be utilised to suit your needs.

Bedroom One 13'8" x 12'0"

With a central heating radiator, window to the rear elevation and its own en-suite facility.

En-suite 8'5" x 4'11"

Complete with a three piece suite including a shower, low flush WC and a hand wash basin.

Bedroom Two 12'5" x 10'4"

With a central heating radiator and a window to the front elevation.

Bedroom Three 13'8" x 8'11"

With a central heating radiator and a window to the rear elevation.

Bedroom Four 11'1" x 9'1"

With a central heating radiator and a window to the rear elevation.

Bathroom 11'1" x 6'0"

Complete with a four piece suite including a bath, shower, low flush WC and a hand wash basin. With a window to the front elevation.

Outside

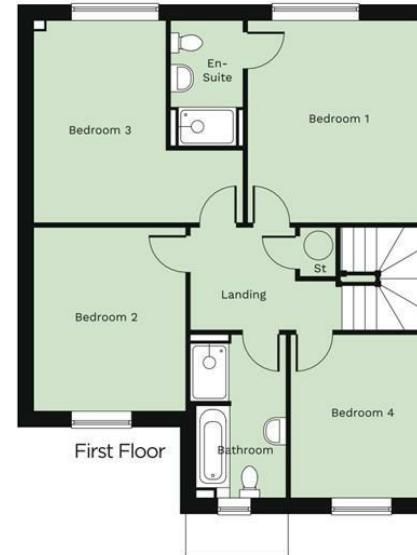
The front of the property hosts a garage and driveway, providing ample off-street parking. The rear garden benefits from a laid lawn, patio seating area and surrounding fences.





Dimensions

Living Room	4735mm x 4143mm	15'6" x 13'7"	Studio/Store	4735mm x 3294mm	15'6" x 10'9"
Kitchen/Dining	6426mm x 3835mm	21'1" x 12'7"	Bedroom 1	4200mm x 3667mm	13'9" x 12'0"
Family Room	4275mm x 4143mm	14'0" x 13'7"	En-Suite	2600mm x 1507mm	8'6" x 4'11"
Utility	3185mm x 1591mm	10'5" x 5'3"	Bedroom 2	3817mm x 3160mm	12'6" x 10'4"
Study	3335mm x 2817mm	10'11" x 9'3"	Bedroom 3	4200mm x 2750mm	13'9" x 9'0"
Cloakroom 1	1702mm x 1101mm	5'7" x 3'7"	Bedroom 4	3391mm x 2761mm	11'1" x 9'1"
Cloakroom 2	2093mm x 985mm	6'10" x 3'3"	Bathroom	3391mm x 1867mm	11'1" x 6'1"



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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-80)	B		
(69-60)	C		
(55-48)	D		
(39-34)	E		
(21-20)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
EU Directive 2002/91/EC			
England & Wales			

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