



Prices From £390,000 Freehold

THE WILLOW HIGH OAKHAM RIDGE | MANSFIELD | NG18 5FS

**BuckleyBrown**  
ESTATE AGENTS

## EARLY VIEWING ESSENTIAL - STILL TIME TO PERSONALISE DOWNSTAIRS LAYOUT ON PLOTS 20 & 21

An exciting opportunity to secure one of the final two remaining Willow house types in the highly sought-after area of High Oakham, Mansfield, with time still available to adapt the downstairs layout and personalise your dream home.

The Willow is a stunning three-bedroom, three-storey semi-detached new build, thoughtfully designed to offer spacious, modern living with high-quality contemporary finishes throughout, ideal for families and professionals alike.

Upon entering, you are welcomed by a bright entrance hallway with a convenient WC, leading into a cosy yet stylish living room – the perfect space to relax or entertain.

The lower ground floor forms the heart of the home, featuring an impressive open-plan kitchen, dining and family area. The sleek kitchen boasts elegant units, generous work surfaces and a central island, ideal for everyday living and hosting guests. The family area is filled with natural light, with double doors opening onto the rear garden for seamless indoor-outdoor living. A separate utility room, additional WC and versatile storeroom – perfect as a home office, gym or hobby room – complete this level.

The top floor offers three well-proportioned bedrooms, including a superb principal bedroom with stylish en-suite. Two further bedrooms are served by a contemporary family bathroom.

Externally, the property enjoys excellent kerb appeal, with a driveway and garage providing ample off-road parking. The private rear garden features a patio seating area, lawn and enclosed fencing, ideal for entertaining and family enjoyment.

Combining space, style and practicality across three beautifully designed storeys, this exceptional home offers contemporary living in one of Mansfield's most desirable locations.

Arrange your viewing today and secure one of the final remaining plots, call us on 01623 633633!





#### Entrance Hall

With stairs to the ground floor and first floor and surrounding doors providing access into;

#### WC 5'10" x 3'4"

With a low flush WC and a hand wash basin.

#### Living Room 17'3" x 13'5"

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

#### Hall

With access into;

#### Kitchen/ Family Room 17'3" x 15'10"

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, space for appliances and a central island. This room offers an open plan design through to the family room, with ample space for your furnishings and double doors opening onto the rear garden.

#### Dining Room 11'5" x 9'6"

With a central heating radiator, ample space for your dining furniture and an open plan design.

#### Store 10'2" x 9'6"

This versatile space can be utilised to suit your needs

#### Utility 7'1" x 5'10"

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



#### WC 5'8" x 3'4"

With a low flush WC and a hand wash basin.

#### Landing

With access into;

#### Bedroom One 13'1" x 11'8"

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

#### En-suite 8'3" x 3'10"

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

#### Bedroom Two 14'0" x 8'5"

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

#### Bedroom Three 10'2" x 8'5"

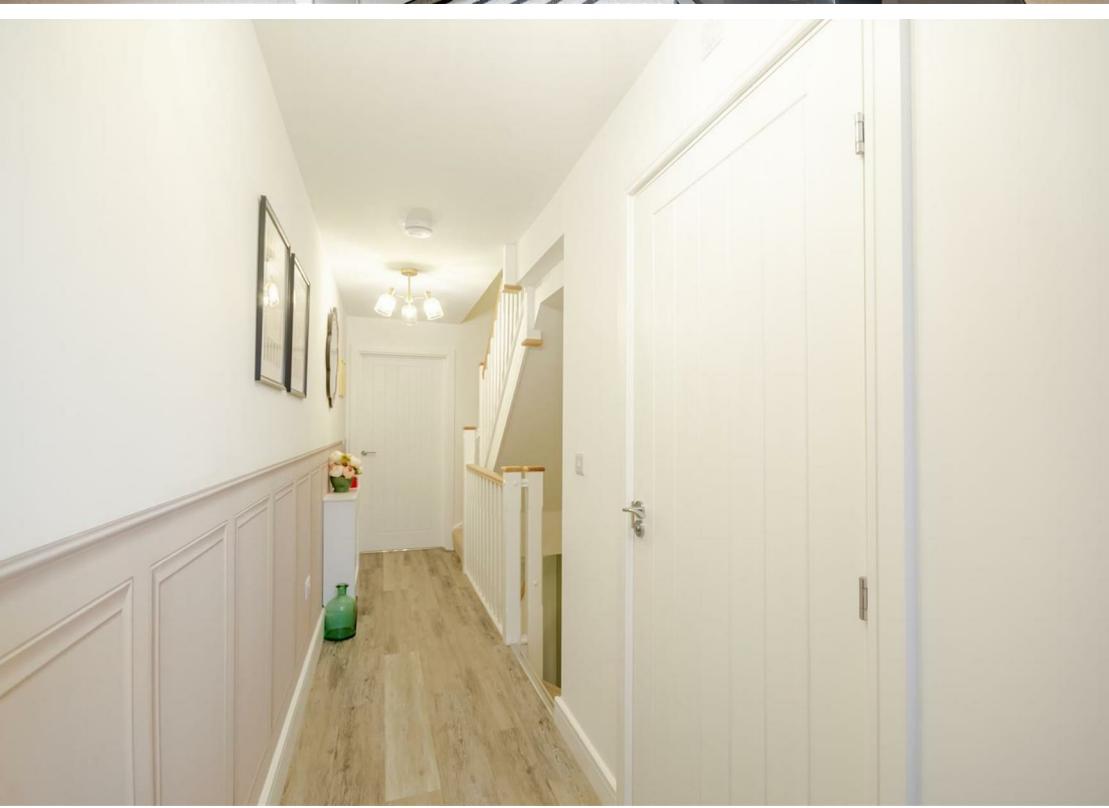
With a central heating radiator and a window to the front elevation.

#### Bathroom 10'0" x 7'3"

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

#### Outside

The front of the property offers ample off-street parking with a driveway and garage. The rear garden hosts a patio seating area, laid lawn and surrounding fencing.





### Dimensions

<b>Living Room</b>	5286mm x 4108mm	17'4" x 13'5"
<b>Kitchen/Family</b>	5286mm x 4850mm	17'4" x 15'11"
<b>Dining Area</b>	3508mm x 2900mm	11'5" x 9'6"
<b>Utility</b>	2191mm x 1805mm	7'2" x 5'11"
<b>Cloakroom 1</b>	1800mm x 1018mm	5'11" x 3'4"
<b>Cloakroom 2</b>	1743mm x 1011mm	5'9" x 3'4"
<b>Studio/Store</b>	3140mm x 2900mm	10'3" x 9'6"
<b>Bedroom 1</b>	3993mm x 3557mm	13'1" x 11'8"
<b>En-Suite</b>	2548mm x 1200mm	8'4" x 3'11"
<b>Bedroom 2</b>	4281mm x 2593mm	14'0" x 8'6"
<b>Bedroom 3</b>	3104mm x 2600mm	10'2" x 8'6"
<b>Bathroom</b>	3043mm x 2223mm	10'0" x 7'3"



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

PLOT 20  
THE WILLOW HIGH OAKHAM  
RIDGE  
MANSFIELD  
NOTTINGHAMSHIRE  
NG18 5FS



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP  
1 Market Place | Bolsover | Chesterfield | S44 6PN  
[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633  
t: 01623 633 633  
t: 01246 605121

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.

**BuckleyBrown**  
ESTATE AGENTS