



£250,000 Freehold

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

BuckleyBrown
ESTATE AGENTS

THE FOXGLOVE, STARTING FROM £250,000 - £270,000! PLOTS AVAILABLE 36, 37, 46, 47! RESERVE YOUR PLOT NOW!...

Nestled in the desirable area of High Oakham Ridge, Mansfield, this exceptional property presents a unique opportunity for prospective homeowners. Although the house is not yet built, it boasts a meticulously designed floorplan that promises to cater to modern living needs.

The layout has been thoughtfully crafted to ensure an easy flow throughout the home, with spacious rooms that are perfect for both relaxation and entertaining. The design includes generous living areas, ideal for family gatherings or hosting friends, alongside two well-appointed bedrooms that offer a tranquil retreat at the end of the day.

The property is set in a charming neighbourhood, surrounded by picturesque landscapes and local amenities, making it an ideal location for families and professionals alike. With the ability to reserve this property now, you can secure your future home and have a say in the finishing touches, allowing you to personalise it to your taste.

This is a rare chance to invest in a brand-new home in a sought-after location, where you can enjoy the benefits of modern construction and energy efficiency.

Don't miss out on the opportunity to make this house your dream home in High Oakham Ridge.

Kitchen 10'5" x 7'10"

Complete with a range of matching cabinets, inset sink with drainer and a window to the front.

WC 5'1" x 3'8"

Fitted with a hand wash basin and low flush WC.

Living/Dining room 15'8" x 14'4"

Open plan reception room with access to a handy storage room and further complemented by patio doors opening onto the rear garden.

Landing

With leading access into;

Bedroom One 14'4" x 8'11"

Central heating radiator and a window to the front elevation.

Bedroom Two 14'4" x 8'2"

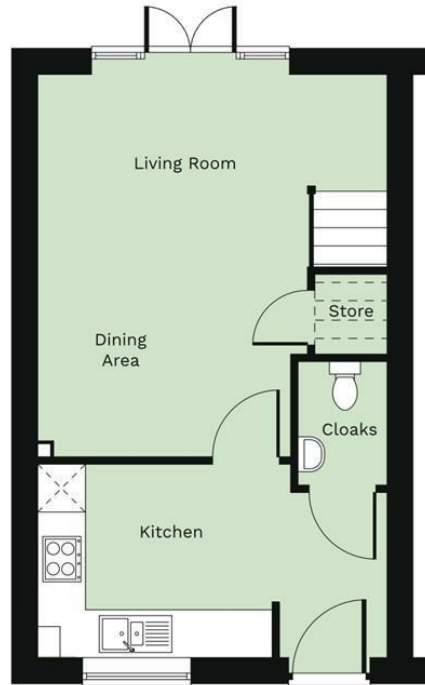
Central heating radiator, storage cupboard and a window to the rear elevation.

Bathroom 6'11" x 6'3"

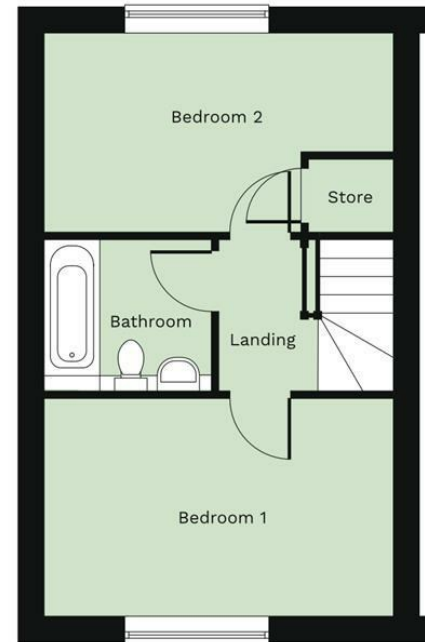
Three piece suite including a hand wash basin, low flush WC and a bath.

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.



Ground Floor



First Floor

Dimensions

Living Room			Bedroom 1		
4800mm	x	4386mm	4386mm	x	2737mm
15'9"	x	14'4"	14'4"	x	9'0"
Kitchen/Dining			Bedroom 2		
2430mm	x	3175mm	4386mm	x	2500mm
10'5"	x	7'11"	14'4"	x	8'2"
Cloakroom			Bathroom		
1550mm	x	1118mm	2100mm	x	1900mm
5'1"	x	3'8"	6'11"	x	6'3"

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
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 47
THE FOXGLOVE HIGH
OAKHAM RIDGE
MANSFIELD
NOTTINGHAMSHIRE
NG18 5FS

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