



1 High Oakham Road, Mansfield, NG18 5AJ Offers in excess of £525,000

Goodmove are delighted to present this impressive four-bedroom detached home to the market.

This property comprises a welcoming entrance hall leading through to the spacious living room with a feature bay window, alongside a separate reception room. To the rear, the property opens up into a beautiful open-plan kitchen and dining room complemented by a separate utility room, WC and additional storage.

Upstairs, the first floor provides four well-proportioned bedrooms arranged around a central landing. The master bedroom and second bedroom benefit from their own en-suites, while the remaining two bedrooms are served by a contemporary family bathroom.

Externally, the property is further enhanced by generous parking via a driveway and a double garage and a generous rear and front garden.

The property is ideally located within close proximity to a plethora of amenities including A60 transport links, a cinema complex, and various shops, ensuring residents have access to everything they need right at their doorstep.

The property has been attractively priced and would invite all buyers in a position to proceed to view.

Please call for more information.



Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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