



## 1 High Oakham Road, Mansfield

£575,000 Freehold

Spacious Characterful yet modern, Grand Edwardian House • Four DOUBLE bedrooms • Two Ensuites in addition to the Large Family Bathroom • Spacious Open Plan Kitchen/Diner/Family room with Bi Fold Doors • Two Additional Reception Rooms, One with Log Burner • DOUBLE GARAGE AND DRIVEWAY • Exceptional, Extended and viewing Essential, Epc Rating D • In a sought after prestigious location in a leafy suburb on the South side of Mansfield



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### Garage

This detached large double garage is situated to the rear of the property, the double driveway leads from Waverley Road. The garage itself has electric roller door to the front, in addition to upvc double glazed French doors and side windows leading into the rear low maintenance garden, making this ripe for conversion to an home office/annexe with relevant building regs/planning. There is also an electric car charger included.

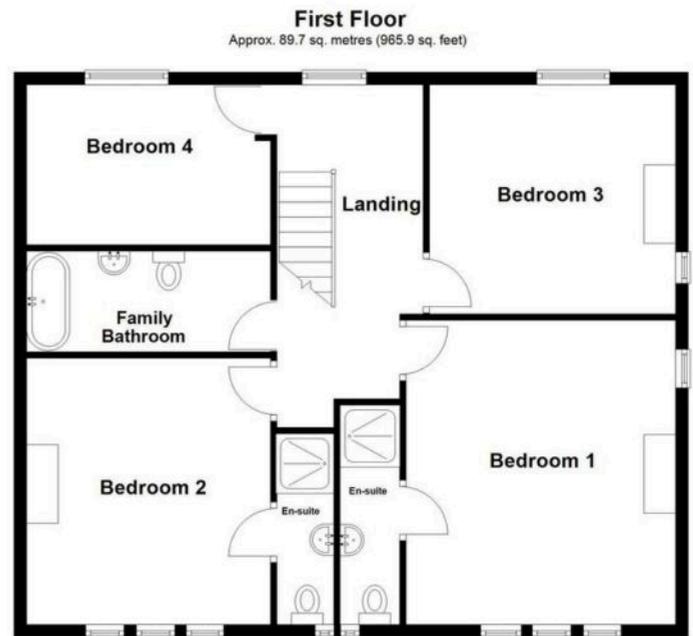
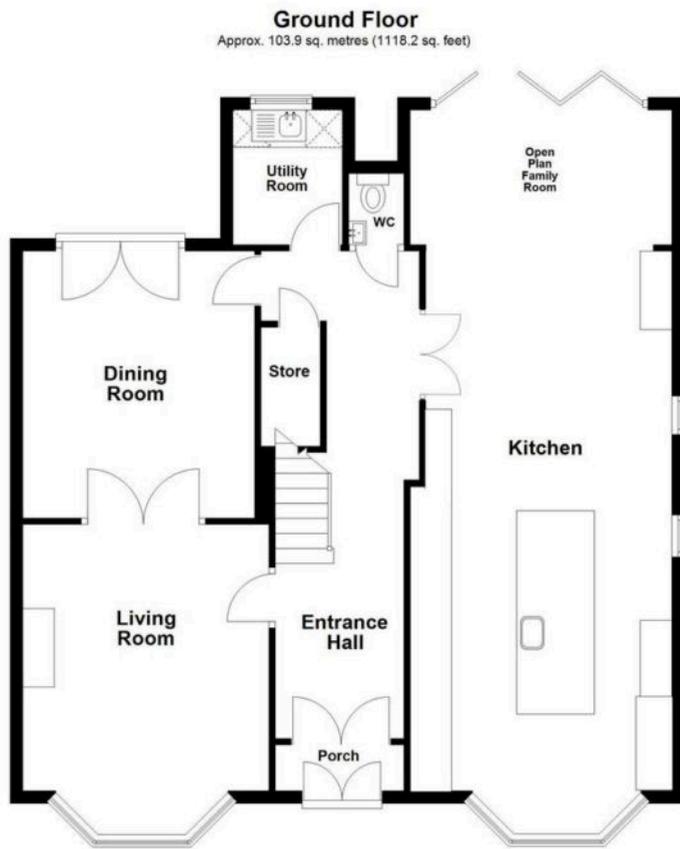
### Externally

Exceptionally generous corner plot. The front of the property is walled, laid to lawn and has pathway to the front door. The rear garden is low maintenance with raised slabbed patio area, two further low maintenance seating area's, artificial grass, access to a generous gravelled area to the rear of the gaae. The driveway and garage are accessed via Waverley road, the property can be accessed via gate into the garden or alternatively through the garage. This plot, garden and garage truly has to be viewed to be appreciated.

### Additional Information

Freehold EPC rating D Council Tax Band F The property really has to be viewed to be fully appreciated.





Total area: approx. 193.6 sq. metres (2084.1 sq. feet)

**\*\* A VIEWING IS HIGHLY RECOMMENDED ON THIS STUNNING HOME \*\***Nestled in a sought after prestigious location within a leafy suburb on the South side of Mansfield, this elegant 4 Bedroom Detached House boasts a perfect blend of characterful charm and modern convenience. The Grand Edwardian House exudes a timeless appeal, offering a spacious and inviting sanctuary for discerning buyers.

Upon entering the property, one is immediately struck by the impressive scale of the accommodation, and the immaculate, stylish design. The property features four generously proportioned DOUBLE bedrooms, two of which benefit from luxurious Ensuites in addition to the large Family Bathroom. Each room has been thoughtfully designed to harmonise comfort and practicality. The heart of the home lies within the expansive Open Plan Kitchen/Diner/Family room featuring sleek finishes and high-quality appliances. The seamless flow of this space is enhanced by the Bi Fold Doors, flooding the room with natural light and creating a seamless transition to the outdoors. Further adding to the allure of the property are two additional Reception Rooms, one of which showcases a charming Log Burner providing a cosy ambience during the colder months. Each room has been meticulously crafted to offer versatility in use, catering to a variety of lifestyle needs.

For those in need of ample storage space, the property benefits from a DOUBLE GARAGE AND DRIVEWAY, ensuring convenience and security for vehicle owners. This exceptional property has been thoughtfully extended to offer a contemporary living experience whilst maintaining its original charm. Eager buyers are encouraged to schedule a viewing at their earliest convenience to appreciate the unique character of this residence.

In addition to its architectural merits, 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.

In summary, this Grand Edwardian House represents a rare opportunity to acquire a distinguished property in an enviable location. Viewing is essential to fully appreciate the timeless allure and modern comforts this residence has to offer. EPC Rating D



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