



£390,000 Freehold

THE POPLAR HIGH OAKHAM HILL | | MANSFIELD | NG18 5FS

BuckleyBrown
ESTATE AGENTS

THE POPLAR, £390,000! PLOTS 49 & 50 AVAILABLE!...

This brand-new three-bedroom detached home offers a modern and versatile layout, providing the perfect blank canvas to create your dream home. Finished in a neutral style, it is designed to suit a variety of lifestyles while offering generous living space throughout.

On entry, you are welcomed by a spacious living room, an ideal retreat for relaxing evenings and family gatherings. To the rear of the property lies the impressive open-plan kitchen and dining room. The kitchen is fitted with ample cabinetry and extensive worktop surfaces, perfectly combining practicality with style. The dining area provides plenty of space for furnishings and entertaining, enhanced by double doors opening directly onto the garden, allowing for seamless indoor-outdoor living. A separate utility room and ground-floor WC further add to the home's functionality.

Upstairs, there are three well-proportioned bedrooms. The master bedroom enjoys its own private en-suite shower room, while the remaining bedrooms are served by a modern family bathroom, offering convenience for the whole household.

Externally, the front of the property benefits from a garage and driveway, ensuring ample off-street parking. To the rear, the garden has been thoughtfully designed with a patio seating area, a laid lawn, and secure fencing, creating a safe and versatile outdoor space for relaxation, play, or entertaining.

This stylish and practical home is ideal for families, couples, or anyone seeking a modern property with room to grow. With its combination of spacious interiors, thoughtful layout, and outdoor amenities, it offers everything needed to enjoy contemporary living at its best.

Call today to view!!!





Living room 16'2" x 12'2"

Spacious room, with a central heating radiator, built in storage cupboard, window to the front elevation and a door providing access into the kitchen/ dining room.

kitchen/ Dining room 15'5" x 11'8"

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, windows and double doors to the rear elevation. This room also allows access into the utility room.

Utility Room 6'3" x 6'0"

With further cabinetry and worktop

surfaces, inset sink and drainer and space for appliances. With a door to the rear elevation and a door providing access into the WC.

WC 6'2" x 2'11"

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

Landing

With access into;

Bedroom one 16'0" x 9'3"

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

En-suite 9'8" x 6'9"

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



Bedroom Two 12'9" x 12'2"

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

Bedroom Three 10'11" x 10'7"

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

Bathroom 7'8" x 5'6"

Complete with a three piece suite including a bath with an over head shower, low flush WC and a hand wash basin. With a window to the rear elevation.

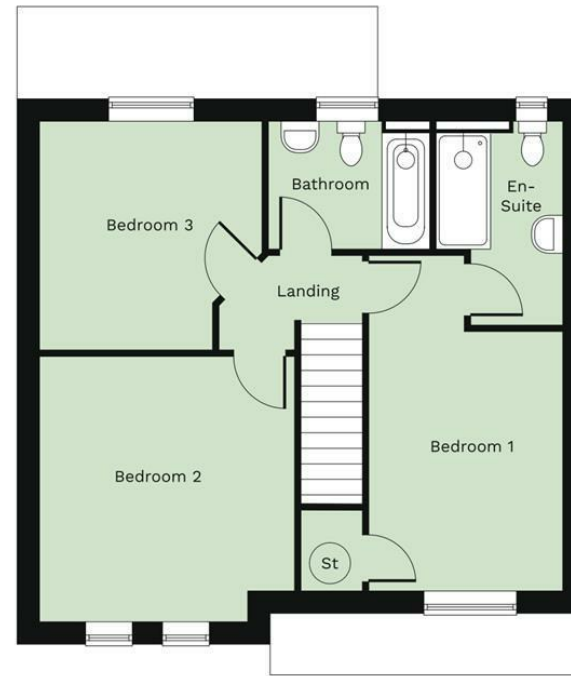
Outside

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





Ground Floor



First Floor

Dimensions

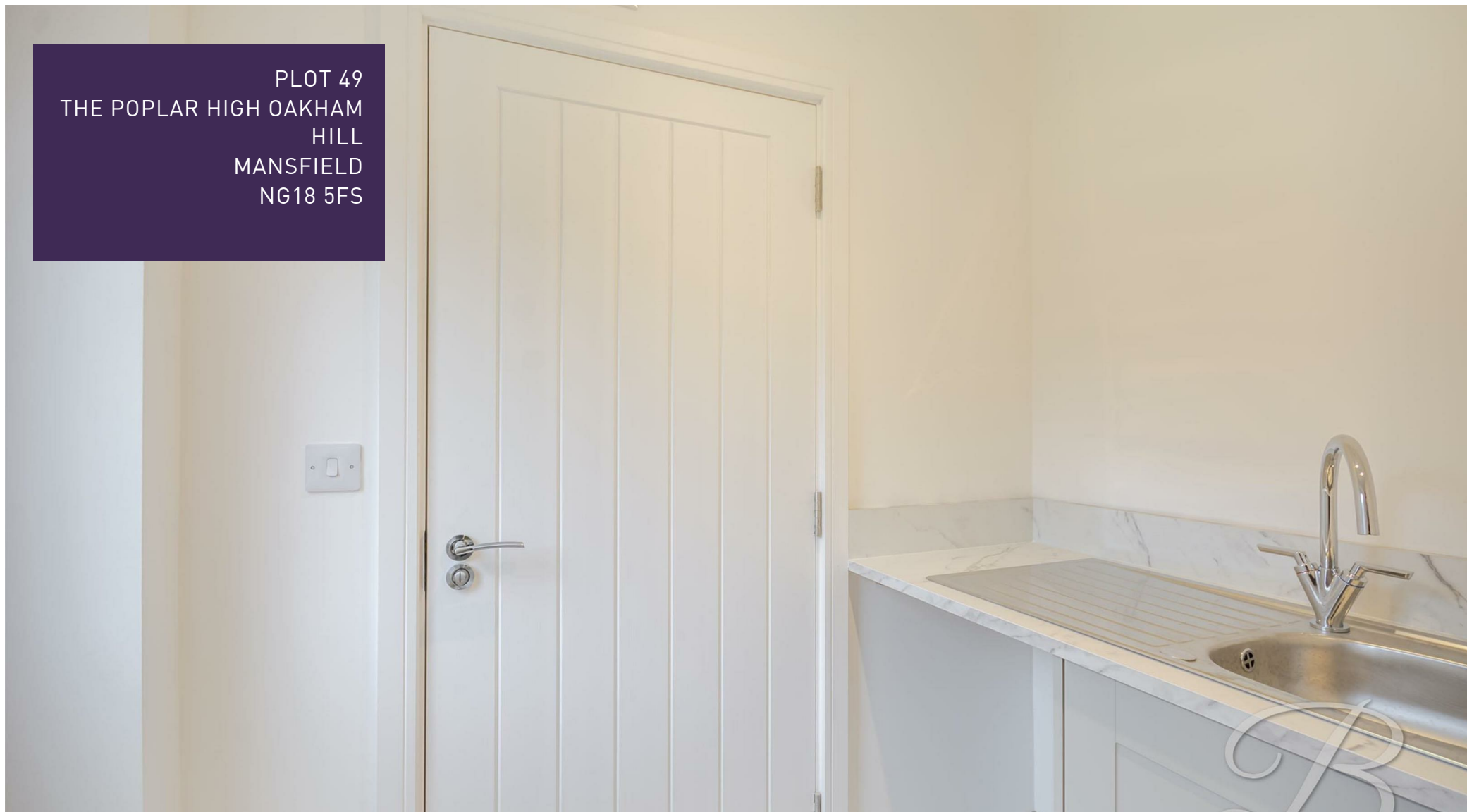
Living Room		
4955mm x 3733mm	16'3" x 12'3"	
Kitchen/Dining		
4726mm x 3567mm	15'6" x 11'8"	
Utility		
1929mm x 1838mm	6'4" x 6'0"	
Cloakroom		
1889mm x 910mm	6'2" x 3'0"	

Bedroom 1		
4909mm x 2841mm	16'1" x 9'4"	
En-Suite		
2982mm x 1856mm	9'9" x 6'1"	
Bedroom 2		
3884mm x 3733mm	12'9" x 12'3"	
Bedroom 3		
3345mm x 3256mm	10'11" x 10'8"	
Bathroom		
2362mm x 1700mm	7'9" x 5'7"	

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 49
THE POPLAR HIGH OAKHAM
HILL
MANSFIELD
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

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.