



**Poplar Heights, Duckmanton Chesterfield S44 5FN**

**welcome to**

**Poplar Heights, Duckmanton Chesterfield**

Discover modern living in this stylish four-bedroom detached home. Boasting a contemporary interior throughout, this property offers spacious, thoughtfully designed rooms ideal for family life. The rear garden provides a private outdoor retreat, perfect for relaxation or entertaining.



### **Entrance Porch and Hall**

The entrance hall and porch has storage cupboard, perfect for providing ample space.

### **Cloakroom**

This downstairs W/C provides an additional bathroom, with tiled flooring, sink and toilet.

### **Lounge**

15' 7" x 11' 6" (4.75m x 3.51m)

The lounge features patio doors, providing access to the rear of the property, as well as a modern media wall and bay window, allowing an abundance of natural light into the property.

### **Kitchen Diner**

13' 7" x 24' 6" Max (4.14m x 7.47m Max)

At the heart of the home is the kitchen, featuring a marble-topped kitchen island, integrated appliances, and patio doors.

### **Utility Room**

6' 7" x 5' 3" (2.01m x 1.60m)

The utility room has marble topped countertops, with storage of the combi-boiler and providing a sink.

### **Stairs And Landing**

The stairs and landing is fully fitted with carpets and has additional storage including the water tank.

### **Master Bedroom**

12' 6" x 11' 8" (3.81m x 3.56m)

The master bedroom provides full comfort, which carpets fitted throughout and an en-suite bathroom featuring a walk-in shower and sink, also a toilet.

### **Bedroom Two**

12' 2" x 11' 9" (3.71m x 3.58m)

Bedroom with carpet throughout and front facing window.

### **Bedroom Three**

8' 6" x 9' 5" (2.59m x 2.87m)

Bedroom with carpet through with front facing window.

### **Bedroom Four**

7' 3" x 12' 4" (2.21m x 3.76m)

Bedroom with carpet flooring throughout and side facing window.

### **Bathroom**

Family bathroom suite with tiled flooring throughout, bath and additional walk-in shower enclosure.

### **Outside Exterior**

Outside of the property features a rear garden, with a grass and patio section, also with side access and via the rear of the property. The front of the property also boasts a generous amount of off-street ample parking with a driveway and garage.



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## Poplar Heights, Duckmanton Chesterfield

- **\*\*Offers in Excess of £375,000\*\***
- Council Tax Band D.
- Four Bedroom Detached Home.
- Modern Kitchen Interior with Integrated Appliances.
- Spacious Living Interior.

Tenure: Freehold EPC Rating: B

offers in the region of

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSF104423 - 0002

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