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## Plot 18 The Poppyfields

Collingham, Newark, NG23 7SE

£310,000



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## INTRODUCTION

A new build link-detached bungalow available for reservation from April 2023 in the sought-after village of Collingham. Superior attention to detail is evident throughout the property. Bungalows are contemporary and considerably designed with high quality fixtures and fittings. Modern and efficient warm air heating system with summer comfort cooling, heat recovery ventilation system and solar PV panels seamlessly inset into the roof. Fibre direct to property broadband connection. All bungalows include vinyl flooring as standard, USB sockets, tv points, external power (car charging capable) and spot lighting. Please contact the agent if you would like to register your interest or would like further information. Should you wish to proceed, a deposit of £1000 will secure your plot. This deposit is part-refundable up until the point where either party has instructed solicitors, it then becomes non-refundable.

Please note that the photos are for illustrative purposes only, positions and sizes of windows, appliances and other features may differ on a plot by plot basis.

## LOUNGE/KITCHEN/DINER

22'07" x 18'11" (6.88m x 5.77m)

## BEDROOM ONE

19'11" x 11'06" (6.07m x 3.51m)

## EN-SUITE

7'11" x 5'07" (2.41m x 1.70m)

## BEDROOM TWO

11'06" x 9'07" (3.51m x 2.92m)

## BATHROOM

8'11" x 5'07" (2.72m x 1.70m)

## GARDEN

Enclosed rear garden with paved patio area, turfed garden and tap in garage.

## DRIVEWAY/GARAGE

Private paved driveway with space for off-road parking for two cars, leading to garage with electric operated door.

## THE BEAUFIELDS

The Beaufields has been designed as a community for the over 55's who are looking to enjoy their free time in a new low maintenance home. Imagine the peace of mind from knowing your home is covered by a structural 10-year new build warranty, the grounds are always beautifully maintained and there is a warm welcome waiting for you in the coffee lounge situated within Beaufields House. Imagine having more time to spend on the people and things you love. As a resident of the The Beaufields, you will have full access to excellent communal facilities including a resident lounge and a hobbies room as well as all of the outdoor spaces. There is also a luxurious visitor's suite that can be pre-booked for overnight guests. An on-site Community and Estates Manager is responsible for the running of the development including assisting residents with a schedule of events and activities. They will also be able to offer guidance on accessing extra care provisions should you need additional help at any time.

## MANAGEMENT COMPANY

As a property owner, you automatically become a Member of the Collingham Brook Management Company Limited. This is solely a resident owned management company meaning our homeowners can influence how their annual service charge is used in line with statutory compliance and the covenants

Tel: 01636 700888

noted within the lease. You may decide you would like to sit on the board of directors and take an active role in the running of your development or you may feel happy to read over your annual budget review and entrust your neighbours to get the job done - whatever your preference you can rest in the knowledge that this is your community and together we can make it work for you!

## **SERVICE CHARGE**

Service charge cost is £933.74 per annum and includes:

- Maintenance of public open spaces and unadopted roadways within the development
- Grounds maintenance of the communal gardens
- Cleaning within the internal communal areas of Beaufields House
- Use of the communal lounge and community room in Beaufields House
- Part-time services of the Communities and Estate manager
- Ability to book the guest suite for use by your friends and family (£50 per night)
- Necessary insurances for areas outside of your personal ownership
- Fully protected reserve fund

## **COLLINGHAM VILLAGE**

Collingham has an excellent range of amenities including a supermarket, medical centre, dentist, traditional butcher, pharmacy, shops, primary school, library and Collingham train station with access to both Lincoln and Nottingham. The property has the accessibility to Newark town centre, Newark Northgate Station (with main line to London Kings Cross approx 80 mins) and Newark Castle Station with trains to Nottingham and Lincoln. The major road networks of the A1, A46 and A17 are all within close proximity.

## **LOCAL AUTHORITY**

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

## **SERVICES**

Electricity is connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

## **TENURE**

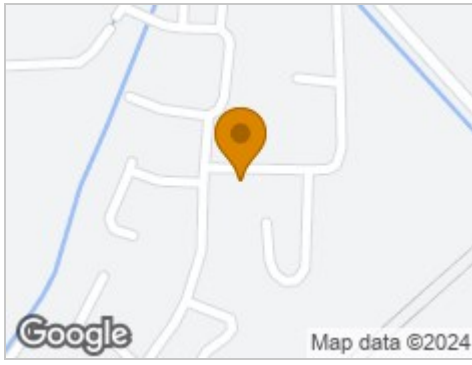
Freehold with vacant possession.

## **VIEWING INFORMATION**

By appointment with the agents office.



## Road Map



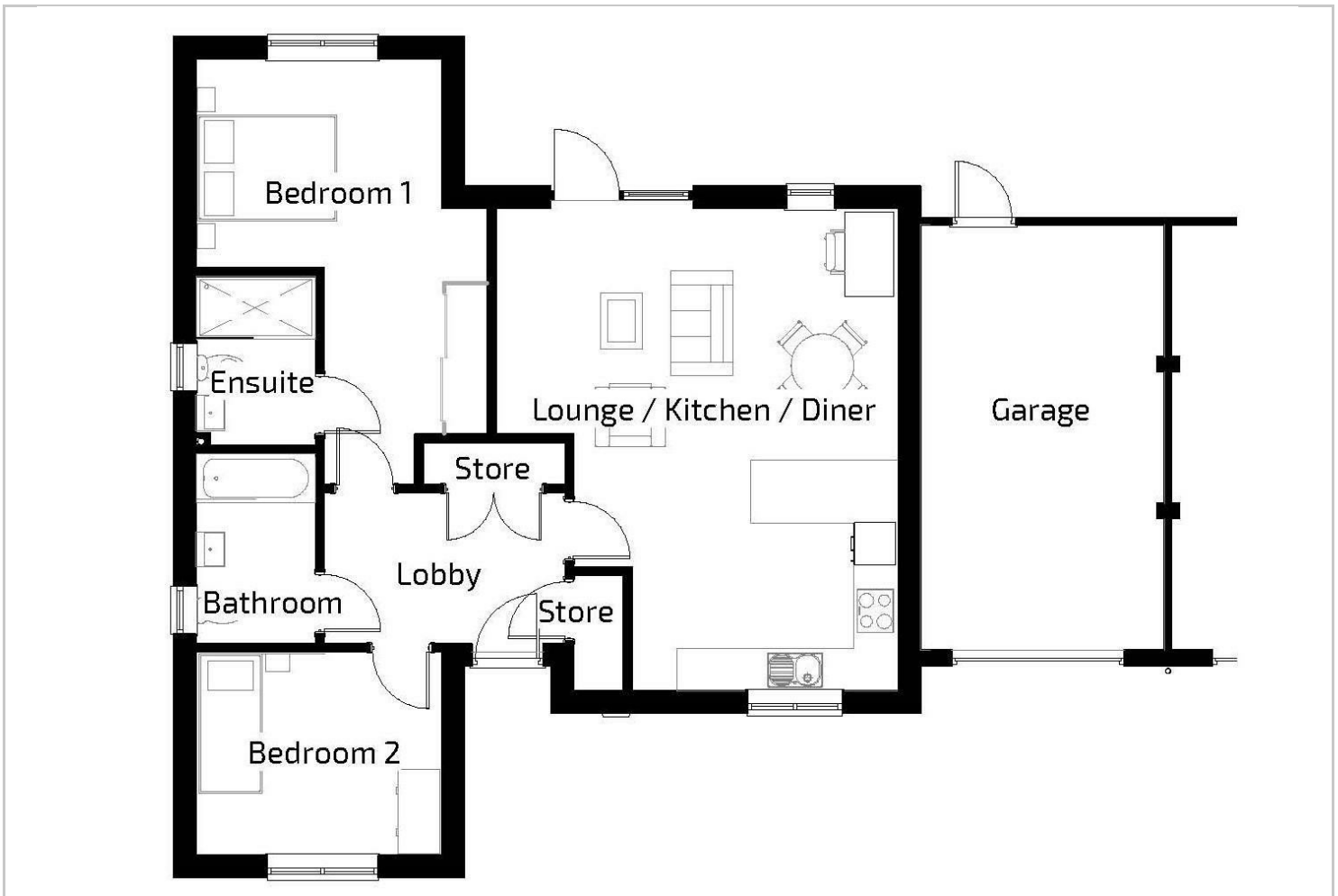
## Hybrid Map



## Terrain Map



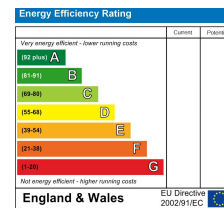
## Floor Plan



## Viewing

Please contact our Alasdair Morrison Newark Office on 01636 700888 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**RICS**

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