



## The Poplars

23 New Road | Hook | Haverfordwest | SA62 4LJ

OIRO: £495,000 | Freehold | EPC: D





Tucked away in the heritage-rich village of Hook, The Poplars stands as a stunning family abode, occupying a plot of approximately a third of an acre. This four-bedroom detached home is exquisitely located, nestled close to esteemed local primary schools, vibrant community hubs, and stunning coastal landscapes, making it an ideal sanctuary for family life.

Upon arrival, guests are greeted by a stylish composite door leading into a recently added porch adorned with slate tiles and sills, creating a welcoming entrance. The spacious lounge seamlessly transitions into the kitchen, which is the centrepiece of the home. Here, a stunning island with granite worktops and a breakfast bar invites social interaction, while French doors open to a beautifully laid patio, ideal for hosting guests. The addition of a utility room and cloakroom on the ground floor enhances the home's practicality. The upper-level houses four generously sized double bedrooms, each carpeted for comfort, with the master bedroom boasting a modern en-suite shower room. The office/storage room provides a flexible space, suitable for various needs. The family bathroom, recently updated, features a luxurious walk-in shower and a bath for added relaxation.

Externally, the property features a driveway with ample space for multiple vehicles, surrounded by land mainly laid to lawn that ensures privacy with trees and fencing. A charming patio offers an idyllic setting for enjoying sunsets, complemented by the practicality of an outdoor storage shed.

Situated just outside Haverfordwest, Hook's location offers access to a plethora of educational and leisure activities, perfectly located for secondary school catchment. The local shop, social club, cricket pitch, and park enhance the community vibe, with beautiful coastal walks along the Cleddau Estuary nearby. Haverfordwest, only six miles away, provides all necessary amenities, while the renowned Pembrokeshire coast, with beautiful beaches at Broad Haven and the quaint village of Little Haven, is also just a short drive away.





## Porch

Featuring a composite front door set on slate tiles, this entrance features two windows and a door leading to the living room, with slate sills adding to its charm.

## Lounge

**7.41m x 3.39m (24'4" x 11'1")**

The living space offers carpet underfoot with underfloor heating and a TV point, creating a cosy and inviting space. An ash staircase with a glass balustrade adds a contemporary touch, enhanced by two windows to the side aspect.

## Kitchen

**6.01m x 5.29m (19'9" x 17'4")**

This beautiful kitchen is laid with tiled flooring and benefits from underfloor heating throughout, lit by windows to the side and rear aspects, with French doors opening onto the patio. Central to the kitchen is an island with base level units with a granite worktop above, a sink, and a breakfast bar with room for three stools. It's equipped with a range of sleek eye and base level units, featuring integrated appliances such as a Neff dishwasher, two eye-level Neff ovens, and a five-hob Neff stove with an extractor overhead. Granite splashbacks and soft-close drawers and doors add a luxurious touch. The kitchen also accommodates TV points and space for a dining table.

## Utility Room

**4.20m x 1.40m (13'9" x 4'7")**

Equipped with tiled flooring and underfloor heating, this utility space is designed for practicality and efficiency. It features base level units accompanied by a sink, with a window facing the fore aspect. Plumbing for a washing machine and dryer is included, alongside an extractor fan.

## Cloakroom

A functional space with tiled flooring and a glazed window. It houses a WC and a sink set within a vanity unit below, complemented by an extractor fan.

## Landing

The landing, carpeted and leading to the first-floor rooms, includes a storage cupboard. A distinctive window overlooks the stairs, allowing a cascade of natural light to flow throughout.

## Master Bedroom

**4.12m x 3.40m (13'6" x 11'2")**

With carpet underfoot, a window to the side aspect, and a radiator, this bedroom ensures comfort and tranquillity. A TV point adds to the convenience.

## En-Suite

**2.37m x 1.14m (7'9" x 3'9")**

Featuring tiled walls, vinyl flooring, a WC, and a sink within a vanity unit below. A heated towel rail, walk-in shower with a rainfall head and showerhead attachment behind a glass screen, and a heated mirror provide luxury. A glazed window ensures natural light, plus an extractor fan for added ventilation.

## Bedroom Two

**4.02m x 2.72m (13'2" x 8'11")**

This bedroom is comfortable with carpet underfoot, a radiator, a window to the side aspect, and a TV point.

## Bedroom Three

**4.00m x 2.72m (13'1" x 8'11")**

Offering carpet underfoot, a radiator, a window to the rear aspect, and a TV point, this bedroom combines cosiness with functionality.

## Bedroom Four

**5.32m x 2.70m (17'5" x 8'10")**

This spacious bedroom has carpet underfoot, a radiator, two windows to the side aspect, and a TV point, ensuring a well-lit and comfortable space.

## Office / Storage

A versatile room with carpet underfoot, a radiator, and housing the Worcester boiler, suitable for both office use and storage.

## Family Bathroom

**2.76m x 1.80m (9'1" x 5'11")**

The modern family bathroom features oak effect click flooring and tiled walls, including a bath and a stunning walk-in shower with both a rainfall head and a shower head attachment. A sink with a vanity unit below, a WC, a glazed window to the side aspect, a heated mirror, an extractor fan, and a heated towel rail complete this well-appointed space.

## External

Sitting on approximately a third of an acre plot, the home showcases a driveway with ample parking for multiple vehicles, encircled by expanses of manicured lawn that ensure privacy with tasteful landscaping of trees and fencing. A quaint patio area provides the perfect backdrop for sunset viewings, enhanced by the convenience of an outdoor storage shed for additional utility.

## Services

Mains electric, water and drainage. LPG heating system.

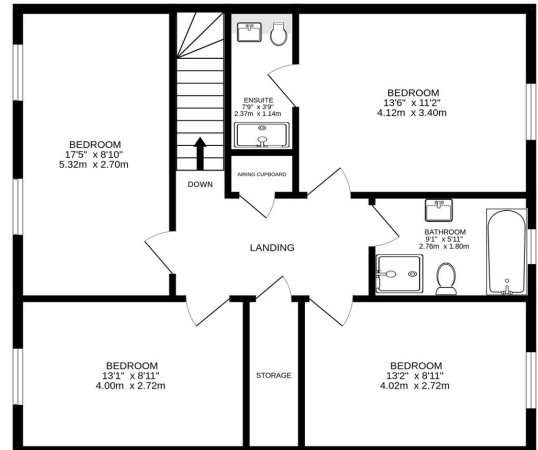
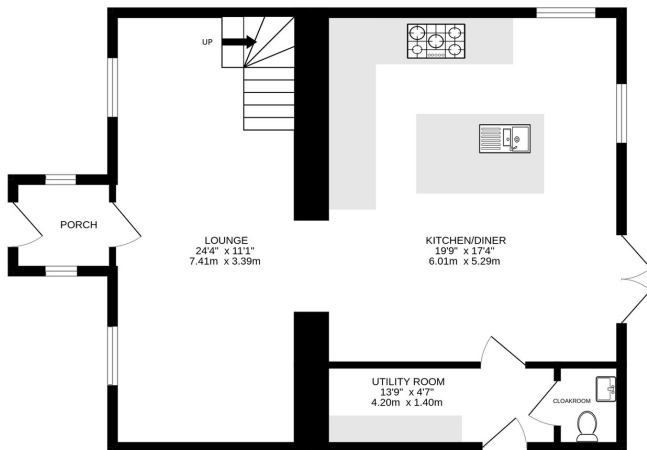




Boundary For Guidance Only

GROUND FLOOR  
722 sq.ft. (67.1 sq.m.) approx.

1ST FLOOR  
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 1485 sq.ft. (137.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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