



ALASDAIR  
MORRISON  
&  
Mundys



## 24 The Poppyfields

Collingham, Newark, NG23 7SE



Book a Viewing

**£320,000**

Offered for sale with no onward chain, this stylish modern two-year-old detached bungalow is ready to move into. With superior attention to detail and high-quality fixtures and fittings, the property offers both style and efficiency. The thoughtfully designed layout includes two bedrooms, with bedroom one enjoying an en-suite shower room and fitted double wardrobe. Bedroom two also benefits from a custom-built double wardrobe, as well as a fitted chest of drawers and matching two-drawer bedside table. The family bathroom is finished to a high standard and features a shower over the bath. The open plan kitchen and living area is bright and inviting, complete with integrated appliances and a contemporary finish. Featuring fitted blinds in the kitchen and provisions for curtains in the bedrooms and living room, the property is designed for both style and comfort. The bungalow's enviable position at the head of the road ensures a good degree of privacy, while the detached brick-built garage with an electric door provides additional convenience. Designed for modern living, the bungalow boasts an energy-efficient warm air heating system with summer comfort cooling, a heat recovery ventilation system and seamlessly integrated solar PV panels. High-speed fibre broadband is connected directly to the property, and smart home features include USB sockets, TV points, spot lighting and external power with car charging capability. Offering a perfect blend of contemporary style and practical features in a sought-after location, this home presents a rare opportunity not to be missed. Contact us today to arrange a viewing.





## The Poppyfields, Collingham, Newark, NG23 7SE



### SERVICES

All mains services available. Electric Heating.

**EPC RATING** – A.

**COUNCIL TAX BAND** – C.

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

### SERVICE CHARGE

Service charge cost is £870.39 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;
- 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; and
- Fully protected reserve.







**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

#### LOCATION

Collingham has an excellent range of amenities including a Co-op food store, medical centre, dentist, traditional butcher, pharmacy, shops, primary school, library and Collingham train station with access to both Lincoln and Nottingham. The property has 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.

#### ACCOMMODATION

##### ENTRANCE HALL

11' 0" x 6' 9" (3.35m x 2.06m) With composite door, built-in storage cupboard house in the hot water cylinder, double cloaks cupboard with hanging rail and doors to the bedrooms, bathroom and kitchen.

##### KITCHEN BREAKFAST ROOM

12' 4" plus door recess x 11' 8" (3.76m x 3.56m) Modern fitted units with a work surface, incorporating a breakfast bar and a 1½ bowl sink unit with a stainless steel mixer tap, fitted oven, fitted microwave oven, integrated dishwasher, integrated fridge freezer, fitted ceramic hob, chrome extractor hood and double glazed window to the front elevation. Open plan to-

##### LOUNGE DINER

18' 4" x 10' 4" (5.59m x 3.15m) with double glazed windows and door onto the garden at the rear.

##### MASTER BEDROOM

19' 6" x 13' 3" maximum measurements (5.94m x 4.04m) With double glazed window to the rear elevation, built-in wardrobe with sliding mirrored doors, access to roof space and door to en-suite.

##### EN-SUITE

7' 7" x 5' 5" (2.31m x 1.65m) A three-piece suite fitted with a walk-in shower cubicle with a mains fed shower, low-level WC and semi pedestal wash hand basin, tiled splashbacks, chrome heated towel rail, extractor and double glazed opaque window to the side elevation.

##### BEDROOM TWO

11' 3" x 9' 5" to back of wardrobe (3.43m x 2.87m) With double glazed window to the front elevation and built-in sliding door wardrobe with matching drawers.

##### BATHROOM

8' 6" x 5' 5" (2.59m x 1.65m) Fitted with a three-piece suite comprising a panelled bath with a mains fed shower over, low-level WC and semi pedestal wash hand-basin, tiled splashbacks, chrome heated towel rail, extractor and double glazed opaque window to the side elevation.

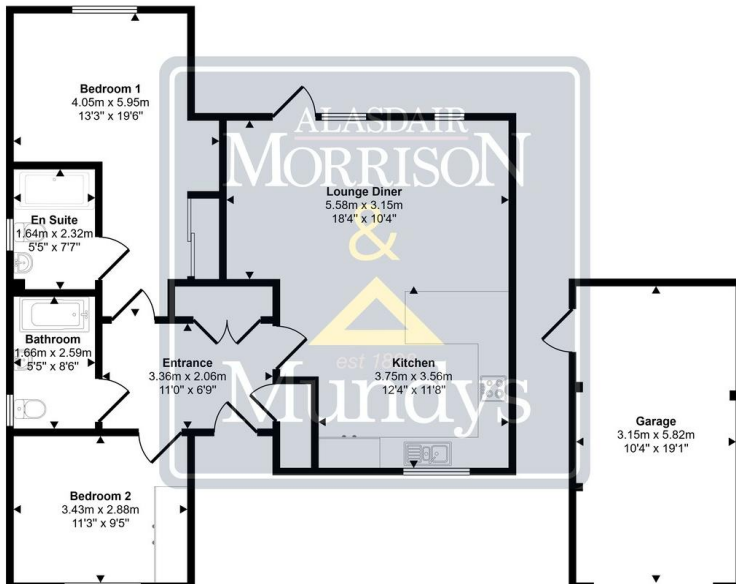
##### GARAGE

19' 1" x 10' 4" (5.82m x 3.15m) Having an electric up and over door, power, light and personal door.





Approx Gross Internal Area  
99 sq m / 1062 sq ft



Floorplan  
Approx 80 sq m / 864 sq ft

Garage  
Approx 18 sq m / 197 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## OUTSIDE

There is a lawn to the front with a block paved driveway providing off street parking and giving access to the garage at the side. Gated access leads to the rear garden. The enclosed rear garden is landscaped with a lawn and a paved patio area.

The Beaufields has been designed as a community for the over 55s 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.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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46 Middle Gate  
Newark  
NG24 1AL

[newark@amorrison-mundys.net](mailto:newark@amorrison-mundys.net)  
01636 700888

22 King Street  
Southwell  
NG25 0EN

[southwell@amorrison-mundys.net](mailto:southwell@amorrison-mundys.net)  
01636 813971

29 Silver Street  
Lincoln  
LN2 1AS

[info@mundys.net](mailto:info@mundys.net)  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH

[info@mundys.net](mailto:info@mundys.net)  
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.