



Offers In The Region Of £75,000 Freehold

45 POPLAR DRIVE | NEW TUPTON | CHESTERFIELD | S42 6DH

**BuckleyBrown**  
ESTATE AGENTS



WHAT A FIND!... This two-bedroom park home is simply move in ready and offers a welcoming and deceptively spacious layout where you will instantly feel at home!

As you step inside, you will immediately be greeted by the kitchen which comes complete with a range of matching units and cabinets and space for all of your appliances. There is plenty of space here to cook hearty meals! Leading through to the lounge, which hosts two large windows, allowing plenty of light to fill the room. This reception room accommodates generous space for all of your household furnishings.

From the inner hallway, you will be greeted by two lovely bedrooms, both offering space to add your own stamp. The shower room comprises a contemporary three-piece suite, including a shower cubicle, hand wash basin and low flush WC!

Heading outside, you will find a lovely patio seating area and space for all of your storage sheds. This park home is set within a lovely community where you can enjoy a relaxed, carefree lifestyle with like-minded neighbours and is one you'll love to call your own! Call today to arrange a viewing.

\*OVER 55s COMPLEX\*







## Hall

With access to;

## Kitchen 8'1" x 11'8"

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink.

## Living Room 10'9" x 17'7"

With dual aspect windows and carpeted flooring.

## Bedroom One 9'5" x 9'10"

With window and door to rear elevation.

## Bedroom Two 9'0" x 9'5"

With window and door to rear elevation.

## Outside

Including a patio area and a private driveway.







Ground Floor  
55 sq.mt / 592.01 sq.ft  
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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