



20 Poppyfields,
Clowne, S43 4FT

OFFERS IN THE REGION OF

£350,000

W
WILKINS VARDY

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£350,000

GUIDE PRICE £350,000 TO £355,000 THIS STUNNING FOUR BED HOME - SPACIOUS GROUND FLOOR LIVING SPACE - OVERLOOKING OPEN PARKLAND, VIEWING ADVISED

Built in 2016 and benefitting from the remaining term of a New Build 10 Year Warranty is this superbly presented detached family home which has a fantastic family floorplan. With an entrance hall and ground floor cloakroom, the property then opens up into a fantastic open plan family kitchen area with gloss units and integrated appliances as well as bi-fold doors opening onto a good sized enclosed rear garden with patio, lawn and raised decking area. The property also boasts a delightful dual aspect reception room with vaulted ceilings and skylight which would make a great snug, playroom or home office. With four good sized bedrooms and two modern contemporary bathrooms, this is an ideal family property in a sought after setting.

With a real rural outlook to the front, yet just a short distance from the amenities in the centre of Clowne, the property is also conveniently situated for routes into Chesterfield and Bolsover and for access onto the M1 Motorway.

- Superb Extended Detached Family Home on Corner Plot
- Contemporary Dining Kitchen with Integrated Appliances & Bi-Fold Doors
- Four Good Sized Bedrooms
- Integral Garage & Off Street Parking
- Ground Floor Cloaks/WC
- Family Living Space and Separate Dual Aspect Reception Room with Skylight - A perfect playroom or home office
- Contemporary En Suite Shower Room & Family Bathroom
- Attractive Enclosed Garden with Patio and Raised Decking Area

General

Gas central heating (Potterton Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 139.1 sq.m./1498 sq.ft. (including Garage)
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Heritage High School

On the Ground Floor

A composite front entrance door with glazed side panel opens into an ...

Entrance Hall

Fitted with LVT flooring and having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

Cloaks/WC

Being part tiled and fitted with a white 2-piece suite comprising a semi pedestal wash hand basin and a concealed cistern WC
Tiled floor.

Contemporary Dining Kitchen

19'0 x 10'0 (5.79m x 3.05m)
Being part tiled and fitted with a range of modern hi-gloss wall, drawer and base units with under unit lighting and complementary work surfaces and upstands.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include a fridge/freezer, dishwasher, microwave, electric oven and 4-ring gas hob with glass splashback and extractor over.
LVT flooring, downlighting and pendant lighting.

A door from here gives access into the garage.
uPVC double glazed bi-fold doors overlook and open onto the rear of the property.
An opening leads through into the Living Room and a further door opens to the Playroom.

Playroom

17'1 x 8'5 (5.21m x 2.57m)
A versatile dual aspect room fitted with LVT flooring and also having a Velux window.

Living Room

15'7 x 9'10 (4.75m x 3.00m)
A generous rear facing reception room fitted with LVT flooring.

On the First Floor

Landing

Having a built-in airing cupboard housing the Potterton boiler and the hot water cylinder.

Bedroom One

10'10 x 10'4 (3.30m x 3.15m)
A front facing double bedroom with built-in wardrobes having sliding doors. A door gives access into an ...

En Suite Shower Room

Being part tiled and fitted with a modern white 3-piece suite comprising a shower enclosure with mixer shower, semi pedestal wash hand basin and a concealed cistern WC.
LVT flooring and downlighting.

Bedroom Two

15'9 x 9'11 (4.80m x 3.02m)
A good sized rear facing double bedroom.

Bedroom Three

11'3 x 10'1 (3.43m x 3.07m)
A good sized rear facing double bedroom.

Bedroom Four

10'2 x 6'7 (3.10m x 2.01m)
A front facing single bedroom.

Family Bathroom

Being part tiled and fitted with a modern white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, semi pedestal wash hand basin and a concealed cistern WC.
LVT flooring and downlighting.

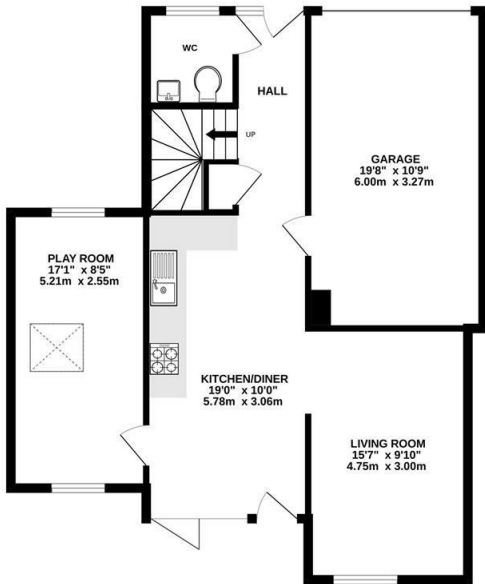
Outside

To the front of the property there is a block paved drive providing off street parking, leading to the integral garage which has light and power. There are superb views to the front looking onto open parkland.

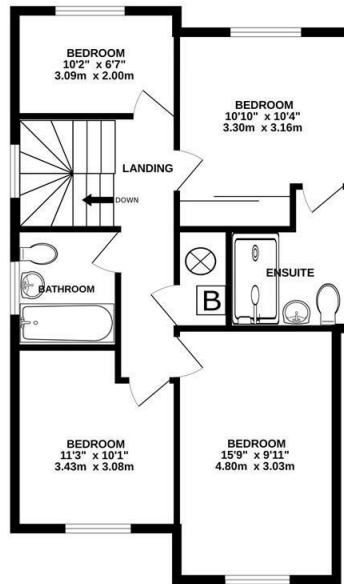
To the right hand side of the property there is a lawned garden with planted borders, whilst to the other side a gate gives access to the enclosed east facing rear garden which comprises a paved patio, raised deck seating area and a lawn with beds of plants and shrubs. There is also a garden shed.



GROUND FLOOR
823 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 1498 sq.ft. (139.1 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			93
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower units, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

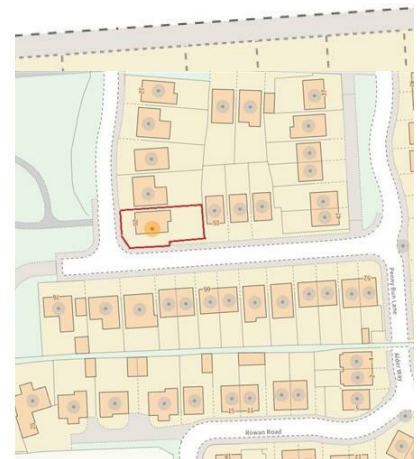
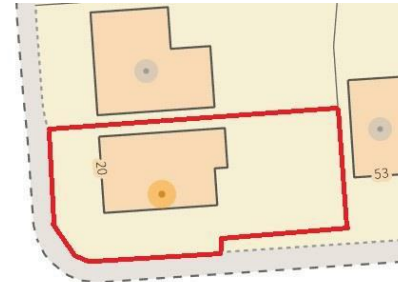
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Heritage High School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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