



Poplar Farm Park
Castle Hill Road Totternhoe, LU6 1QH

£299,995



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QUARTERS
YOUR NEXT MOVE

Poplar Farm Park

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We are delighted to offer for sale with no upper chain this new and fully furnished two double bedroom park home, ideally situated in an exclusive community within the highly regarded village of Totternhoe. The property has been finished to a high specification throughout, and offers bright and airy accommodation comprising: Entrance hall, open plan kitchen/lounge/dining room, utility, two double bedrooms (master with ensuite) and a bathroom. Additional benefits include double glazing, gas heating, driveway parking and garden. Viewing is highly recommended to appreciate the space and finish of this property.

Location:

The highly regarded Bedfordshire village of Totternhoe is surrounded by a wealth of countryside including Totternhoe Knolls & Dunstable Downs. The village boasts a wealth of amenities including a primary school, church, two public houses and a recreation ground. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Dunstable, Aylesbury and Milton Keynes, as well as North & South connections via the M1 junction. Additionally, the mainline train station in Leighton Buzzard approximately 5 miles away provides regular trains to London Euston in as little as 30 minutes.

Layout:

Enter via a double glazed front door into the hallway, which connects to the open plan living space, utility, bedrooms and family bathroom. There is also a built-in storage cupboard, and wood effect flooring provides a nice finish. The stunning open plan living area is bright and airy, with the vaulted ceiling giving a spacious feel. There is ample space for a variety of living room furniture plus a family sized dining table. The room has a premium feel, complimented by the kitchen, which is fitted with a fashionable range of wall and base level units with Quartz work surfaces and an inset one and half bowl stainless steel sink. There are a variety of integrated Bosch appliances including a fridge freezer, dishwasher, microwave, double oven and four ring gas hob with hood over. The utility is fitted with units to match the kitchen, with a further inset stainless steel sink and integrated washing machine and tumble dryer. The room is also home to the central heating boiler, and a door leads to the side. The master bedroom comfortably accommodates a king size bed with bedside cabinets either side, and there are also integrated wardrobes. The room also enjoys an ensuite shower room with underfloor heating which is fitted with a modern three piece suite comprising of a low level WC, vanity wash hand basin and walk-in shower cubicle, and finished nicely with complimentary tiling to water sensitive areas. Bedroom two is a generous double room, with two single beds aside a bedside table, plus built-in wardrobes with a drawer unit fitted to the side. The family bathroom is centrally located and fitted with a stylish three piece suite comprising of a low level WC, vanity wash hand basin and panel bath with shower over, plus there is underfloor heating.

Furnishings:

This property is offered for sale ready to move into and fully furnished. Items include living room furniture, dining room furniture, bedroom furniture, all curtains and blinds plus floor coverings.





Outside:

The property sits on a plot which is enclosed by panel fencing. There is a driveway parking space for one/two cars. Paved pathways and steps lead to both external doors, and the remainder of the plot is laid mainly to lawn with a storage shed sited to the rear.

Agents Note:

The property benefits from a 10 year Gold Shield Warranty. LPG central heating. Water and electricity is metered. Mains drainage. The park has an age restriction of 45+. No children are allowed to permanently reside. The lease term is indefinite.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Ground Floor

Total Area: 742 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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