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estate agents

## **15 Poplar Heights**

Duckmanton, Chesterfield, S44 5FN

**Offers in the region of £350,000**



# 15 Poplar Heights

Duckmanton, Chesterfield, S44 5FN

We are delighted to present this spacious FOUR DOUBLE BEDROOM/TWO BATHROOM DETACHED FAMILY HOUSE, which benefits from 1600 Sq Ft of versatile living space! Situated in a lovely position set back off the main roadside in this extremely sought-after, semi-rural residential location! Ideally placed for all local amenities, schools, access to Bolsover market town, Chesterfield, and major commuter links via the M1 Motorway at J29A. The property has the remaining 10-year NHBC structural warranty from Dec 2020 and an incredible smart home system integrated into all aspects of the property, inside and out. This includes a high-spec EV charger as well as smart lighting, cameras, and video doorbell (Full specification included below).

Benefiting from gas central heating and uPVC double glazing the internal accommodation comprises of spacious entrance hall, cloakroom/WC, reception family room, impressive integrated dining kitchen with French doors onto the rear gardens, and utility. To the first floor, principal double bedroom with fitted wardrobe and luxury en-suite shower room, guest double bedroom, rear double bedroom/home working space with aircon and dehumidifier, 4th double bedroom/dressing room with a quality range of fitted mirror-fronted wardrobes. Exquisite family bathroom & 4-piece white suite.

Open plan front garden with lawn and side shrubbery border. Superb cobble block driveway which provides ample car standing spaces and leads to the integral garage. Side pathway with secure dead-bolted, keyed gate to the rear enclosed gardens. Substantially fenced boundaries with a good-sized lawn area. There is a stone patio and hot tub base, impressive outside lighting, an electrical socket & water tap. Perfect for social and family social entertainment!

### Additional Information

- 10-year NHBC warranty from December 2020.
- Gas central heating – Ideal logic, boiler annually serviced.
- Smart individual room heat controls.
- uPVC double-glazed windows/professionally fitted privacy screens.
- Ergonomic door handles.
- Security alarm system, see details below.
- Smart lighting with motion controls.
- Gross internal floor area - 148.5 Sq m / 1598.2 Sq Ft.
- Council tax band – D.
- Secondary school catchment area - The Bolsover School

### Spacious Entrance Hall

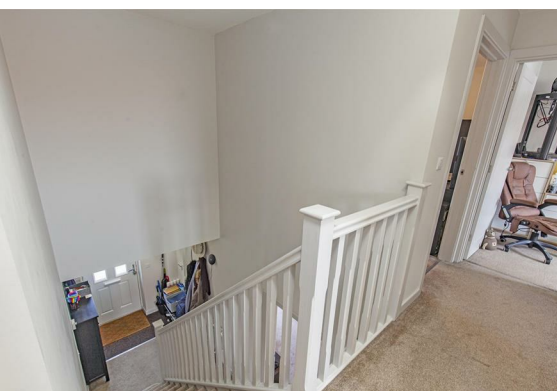
15'7" x 6'2" (4.75m x 1.88m)  
Front composite entrance door.

### Half Tiled Cloakroom/WC

6'2" x 4'0" (1.88m x 1.22m)  
Comprising of a white 2-piece suite which includes a half pedestal wash hand basin and low-level WC. Tiled floor.







### Smart Home System

The smart home system is integrated internally & externally. Includes a high-spec EV charger, smart floodlight camera, and video doorbell to the front. The front door is protected by an Ultion smart lock, accessed with a key or encrypted phone app. Internally, there is a full, multi-zone alarm system with pet-safe sensors. Internal electronic window blinds, smart heating & lighting in most rooms, excluding bedroom 2, intentional to keep the operation simple for guests. Garden with smart lighting and a smart lay-z-spa hot tub.

Additionally, in bedroom 3 - smart, through-wall air conditioning unit & 15kW battery system in the garage. The battery system charges overnight on a 7p/kWh EV tariff from Octopus, providing enough power to run the house throughout the day. The battery system reduces the owner's electric bills by approx. £300/month. In the event of a power cut, the battery system can power the essentials of the house for up to 5 days. The smart home system is controlled by a custom-built computer with an app to see information at a glance as well as control devices individually, room-by-room, or in whatever zones you choose to set. The smart home automation is supported by multiple light, motion, and temperature sensors around the house.

The alarm system, cameras, and front door lock are not integrated into the smart home system to maintain security. Everything else is controllable by methods mentioned below or automatable thanks to the 'Home Assistant' operating system

1. 15kW grid-connected battery system (professionally installed by Matt's Electrical Services Ltd, Dronfield) – controllable directly by touch screen or via 'Home Assistant' operating system. Includes:

-- Inverter charger - Victron MultiPlus-II. -- Energy Meter - Victron ET112. -- Touch screen - Victron GX touch 70. -- Wi-Fi integration - Victron Cerbo GX. -- 15kW battery bank - 3 x 5kW PylonTech battery modules.

2. EV car charger-Includes:

-- Andersen A2, 7kW single-phase charger (professionally installed by 'Andersen')

3. Smart home system (HOUSE) includes:

-- Electric blinds, controllable by app, ambient light level, switch, timer, or voice assistant. -- Lighting, controllable by app, ambient light level, motion, switch, timer, or voice assistant. -- Hive heating, controllable by app, central thermostats, smart radiator valves, timer, or voice assistant. -- Air conditioning, controllable by app, ambient temperature, remote, timer, or voice assistant.

4. Smart home system (GARDEN) includes:

-- Smart fence and floodlighting, controllable by app, light level, switch, timer or voice assistant. Lay-Z-Spa Milan hot tub, controllable by app, ambient temperature, switch or voice assistant.

5. Security system includes:

-- Brisant Ultion smart door locks, controllable by app or key. -- Multi-zone, pet-safe alarm system with control panels at front and back door Eufy smart floodlight camera and video doorbell

### Fabulous Dining Kitchen

17'3" x 11'6" (5.26m x 3.51m)

Comprising of a quality range of 'copper-toned' base & wall units with complimentary work surfaces over having upstands and an inset sink with mixer spray tap. Integrated double electric oven and microwave oven, 5 ring gas hob with feature chimney extractor fan above. Integrated dishwasher & fridge freezer. Tiled floor & downlighting. Under stairs storage cupboard with consumer unit. French doors to garden.

### Utility Room

11'4" x 10'0" (3.45m x 3.05m)

Comprising of a complementary range of base and wall units with worktops and upstands. Extractor fan as well as space for washing machine & dryer. The Ideal Logic combi boiler is in the utility. Door to rear garden & access door to the garage.

### Reception Room

15'7" x 10'8" (4.75m x 3.25m)

A generous-sized family living room with a front aspect window. Wall lighting and surplus plug sockets.

### First Floor Landing

17'8" x 3'2" (5.38m x 0.97m)

Access to the well-insulated loft space with boarding & good storage space. Light and power supply. Additional linen/toiletry store cupboard as well as airing cupboard with pressure water system cylinder tank.





#### Principal Double Bedroom One

16'4" x 11'7" (4.98m x 3.53m)

Generous main bedroom with a front aspect window. Superb range of fitted wardrobes providing hanging, shelves & drawer storage.

#### Impressive En-Suite Shower Room

6'4" x 6'0" (1.93m x 1.83m)

Benefiting from attractive partly tiled walls and includes a 3-piece white suite consisting of a double shower area with rainfall shower and screen, half pedestal wash hand basin, and low-level WC. Wall vanity cabinet and chrome heated towel rail. Tiled floor.

#### Double Guest Bedroom Two

15'7" x 10'3" (4.75m x 3.12m)

A second very spacious guest bedroom with a front aspect window.

#### Double Bedroom 3/Dressing Room

10'9" x 10'6" (3.28m x 3.20m)

A third double bedroom with a rear aspect window. Currently used as a dressing room. Includes a range of quality mirror-fronted wardrobes with sliding doors with hanging/shelves/drawer storage & power sockets.

#### Double Bedroom 4/Home Working

11'6" x 10'3" (3.51m x 3.12m)

An extremely versatile double bedroom that is currently utilised for home working. Rear aspect window overlooking the gardens. Through-wall air conditioner and dehumidifier. Surplus amounts of power sockets.

#### Exquisite Family Bathroom

8'8" x 7'0" (2.64m x 2.13m)

Attractive partly tiled walls and a 4-piece white bathroom suite which comprises a superb tiled shower cubicle with mains power shower, panelled bath, low-level WC and half pedestal wash hand basin, chrome heated towel rail, downlighting and tiled floor.

#### Outside

Shared access driveway to open plan front garden with lawn & side shrubbery. Superb cobble block driveway provides ample car parking spaces, with integral garage. Side pathway & secure keyed dead-bolted gate to the rear enclosed gardens. Substantially fenced boundaries with a sizable lawn. Stone patio & hot tub base, smart outside lighting, electrical sockets, and water tap. Perfect for social & family social entertainment!



#### Integrated Garage

20'4" x 10'11" (6.20m x 3.33m)

Large single garage with up-and-over garage door as well as internal door into the utility. Currently used for storage but has previously housed a large saloon car (Volvo S90) without issue. Multiple lights, power sockets, and water supply for a plumbed fridge-freezer or jet-wash.

### School catchment areas

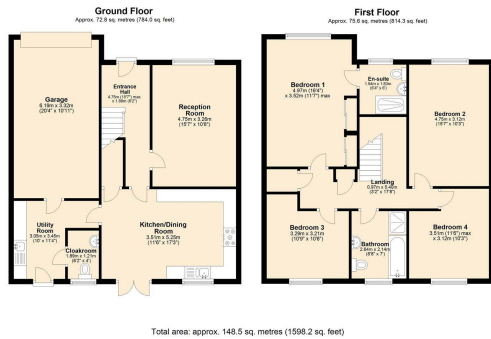
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.



Validation of offer. 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.



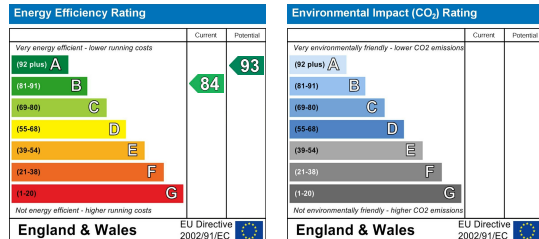
## Floor Plan



## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

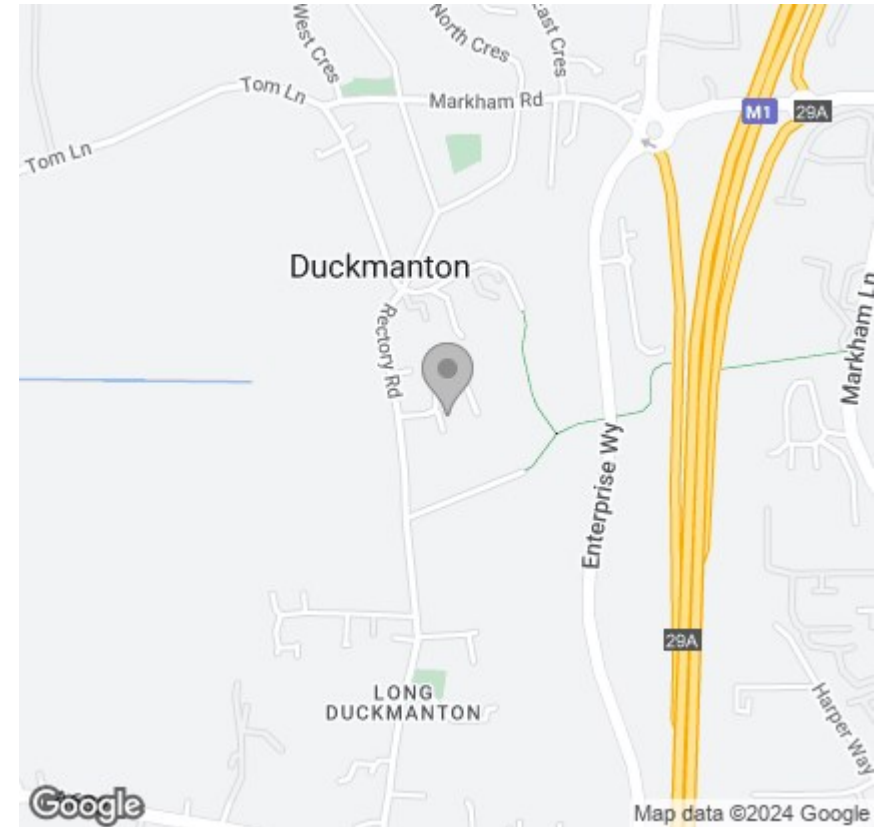
## Energy Efficiency Graph



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## Area Map



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, 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.

