



Poplar Grove
Church Warsop MANSFIELD



Poplar Grove Church Warsop MANSFIELD NG20 0TP

for sale offers over
£150,000



Property Description

More that meets the eye,

Burchell Edwards are proud to present this large Three bedroom semi-detached, well kept family home on Poplar Grove in Warsop.

Poplar Grove has NO ONWARD CHAIN and sits within a cul-de-sac, offering both privacy and security as well as ease of access for vehicles. To the front of the property is a concrete laid driveway that supports parking for multiple vehicles then to the rear you have a very mature and beautifully presented garden, privately enclosed and being mainly laid to lawn.

Front

To the front of the property is a concrete driveway providing off road parking for 2/3 vehicles and gated side access leading to the rear.

Entrance Hallway

Accessed via UPVC entrance door into the hallway with carpet flooring and door off to:-

Lounge

16' 1" Into chimney breast x 12' 5" Into recess (4.90m Into chimney breast x 3.78m Into recess)
Having carpet flooring, double glazed window to the front elevation, wall mounted radiator, electric fireplace with surround.

Kitchen

13' 6" Into recess x 10' 2" Plus recess (4.11m Into recess x 3.10m Plus recess)
Having matching wall and base units with work surfaces over, inset stainless steel sink and drainer, UPVC double glazed window to the rear elevation, UPVC door to the rear, tiled flooring, tiled splashbacks, wall mounted radiator and a potential for the fridge freezer, washing machine and oven to stay on completion.

Bathroom

Situated on the ground floor just from the kitchen is this family bathroom, consisting of vinyl fit flooring, a ceramic toilet and sink basin and a wall mounted radiator. To complete is a walk in electric power shower and tiled splashbacks across the surfaces.

First Floor

Bedroom One

16' 1" x 11' 2" (4.90m x 3.40m)
Having carpet flooring, double glazed window to the front elevation, wall mounted radiator and over stairs storage cupboard.

Bedroom Two

11' 6" x 8' 7" (3.51m x 2.62m)
Having carpet flooring, double glazed window to the rear elevation, wall mounted radiator and built-in wardrobe over the stairs.

Bedroom Three

8' 7" x 7' 2" (2.62m x 2.18m)
Having carpet flooring, double glazed window to the rear elevation and wall mounted radiator.

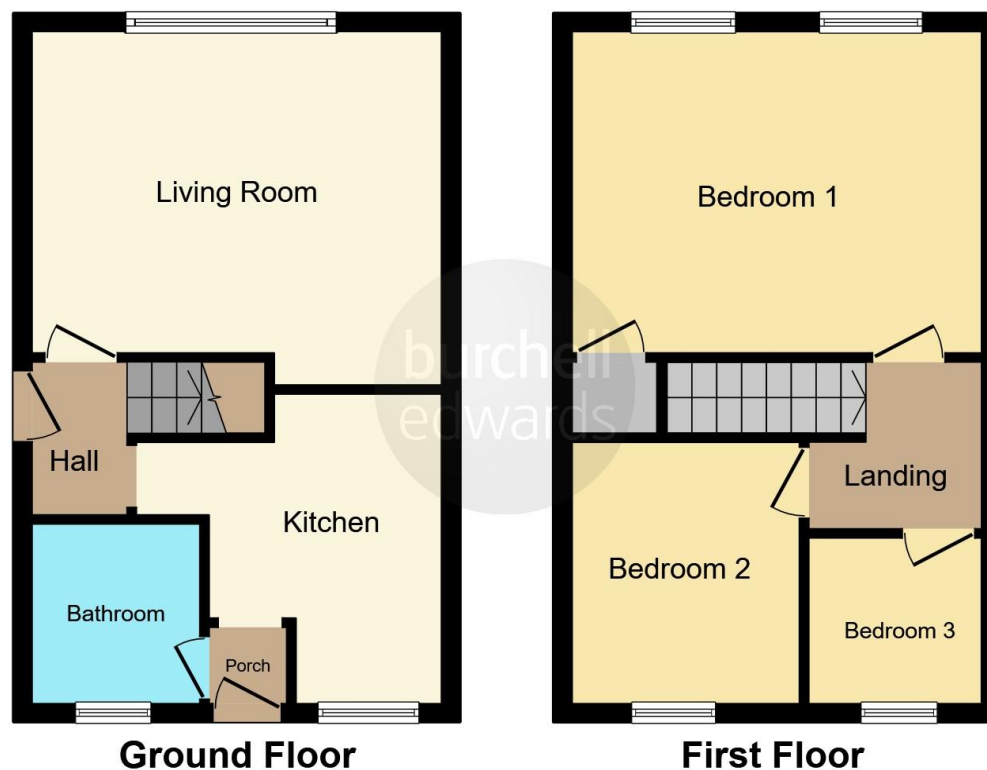
Rear

To the rear the garden is privately enclosed and is mainly laid to lawn with a slabbed patio that steps up to the lawn, a shed thats staying upon completion all set wthin fenced boundaries. You also have access to the utility which has plumbing and electrics installed.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 01623 627727
E Mansfield@burchelledwards.co.uk

12 Albert Street
 MANSFIELD NG18 1EB

EPC Rating: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/MFD208433



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MFD208433 - 0006