



1a Poplar Crescent, Althorpe

£255,000 Freehold

A STUNNING MODERN DETACHED HOUSE • FINE FRONT LOUNGE • FEATURE OPEN PLAN DINING KITCHEN
 ENJOYING GARDEN ACCESS • 3 DOUBLE BEDROOMS WITH A MASTER EN-SUITE • STYLISH FAMILY BATHROOM
 • ENCLOSED LANDSCAPED REAR GARDEN WITH EXCELLENT PRIVACY • DOUBLE WIDTH FRONT DRIVEWAY •
 VIEWING COMES HIGHLY RECOMMENDED • REMAINDER OF THE 10 YEAR STRUCTURAL WARRANTY



paul fox
 the family estate agents

Modern detached house with 3 double bedrooms, en-suite to master, open plan kitchen, utility, spacious living, driveway parking, landscaped garden, and stylish family bathroom.

Council Tax band: D

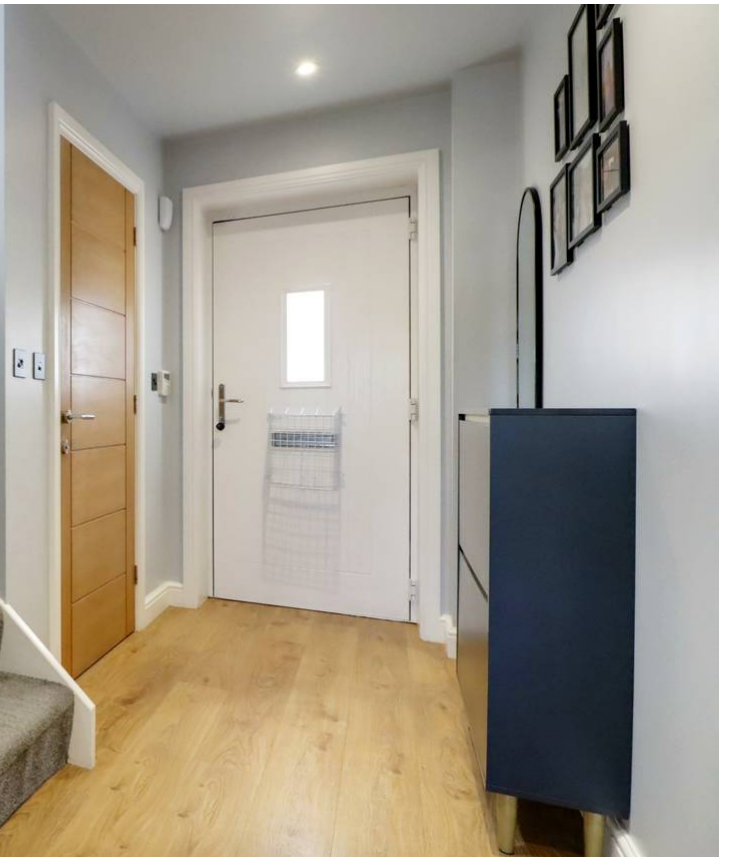
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- A STUNNING MODERN DETACHED HOUSE
- FINE FRONT LOUNGE
- FEATURE OPEN PLAN DINING KITCHEN ENJOYING GARDEN ACCESS
- 3 DOUBLE BEDROOMS WITH A MASTER EN-SUITE
- STYLISH FAMILY BATHROOM
- ENCLOSED LANDSCAPED REAR GARDEN WITH EXCELLENT PRIVACY
- DOUBLE WIDTH FRONT DRIVEWAY
- VIEWING COMES HIGHLY RECOMMENDED
- REMAINDER OF THE 10 YEAR STRUCTURAL WARRANTY





Central Reception Hallway

12' 9" x 8' 0" (3.88m x 2.43m)

Composite double glazed entrance door, attractive wooden flooring with underfloor heating and thermostat, return staircase leads to the first floor accommodation with oak and glazed balustrading with under stairs storage and inset ceiling spotlights.

Cloakroom

5' 3" x 2' 9" (1.60m x 0.83m)

Front uPVC double glazed window with patterned glazing, modern suite in white comprising a close couple low flush WC, continuation of matching flooring from the entrance hallway.

Fine Main Front Living Room

12' 4" x 12' 2" (3.76m x 3.72m)

Enjoys a dual aspect with front and side uPVC double glazed windows, handsome feature fireplace, underfloor heating with wall mounted thermostat and TV point.





Impressive Open Plan Dining/Living Kitchen

16' 8" x 20' 8" (5.07m x 6.31m)

Rear uPVC double glazed window with matching French doors leading out to the garden. The kitchen enjoys an extensive range of contemporary handleless furniture with a complementary patterned worktop that incorporates a sink unit with drainer to the side and block mixer tap, built-in four ring electric induction hob with oven beneath and overhead canopied extractor, attractive wooden flooring with underfloor heating, inset ceiling spotlights and TV point.

Utility

5' 3" x 4' 5" (1.60m x 1.34m)

Enjoys space and plumbing for an automatic washing machine and dryer with a patterned top above and a wall mounted Alpha gas fired central heating boiler.

First Floor Landing

6' 11" x 8' 1" (2.11m x 2.47m)

Side uPVC double glazed window, loft access, large built-in storage cupboard and doors to;

Master Bedroom 1

9' 0" x 12' 2" (2.74m x 3.71m)

Front uPVC double glazed window, TV point and doors to;





En-Suite Shower Room

3' 3" x 8' 8" (1.00m x 2.65m)

Side uPVC double glazed window with patterned glazing, modern suite in white comprises a low flush WC, vanity wash hand basin, shower cubicle with tiled walls and glazed screen with overhead mains shower, large chrome towel rail, inset ceiling spotlights and extractor.

Rear Double Bedroom 2

7' 10" x 12' 2" (2.38m x 3.71m)

Rear uPVC double glazed window.

Rear Double Bedroom 3

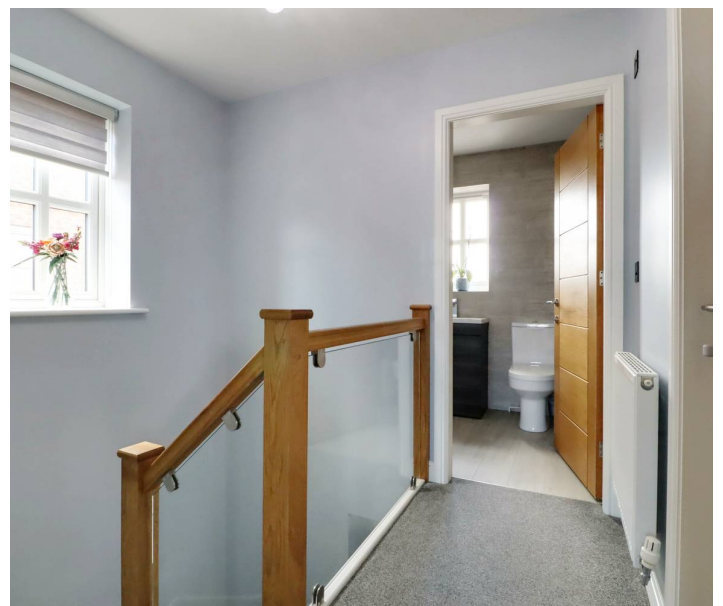
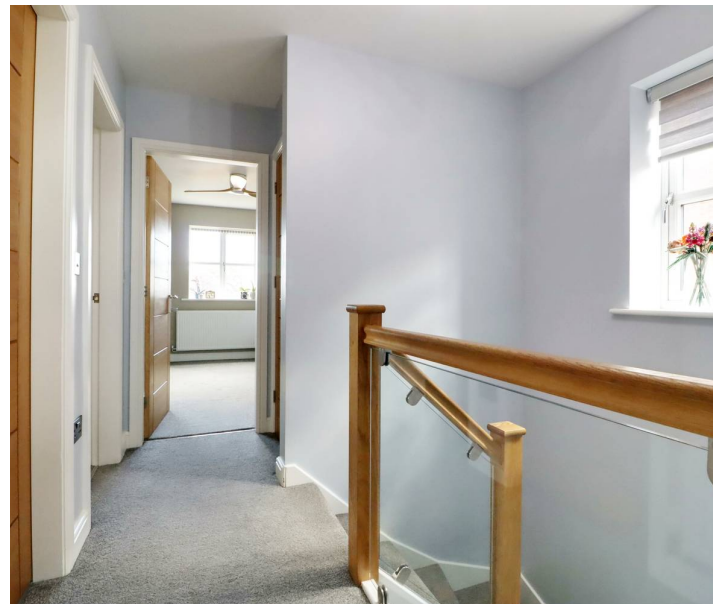
12' 0" x 10' 2" (3.67m x 3.10m)

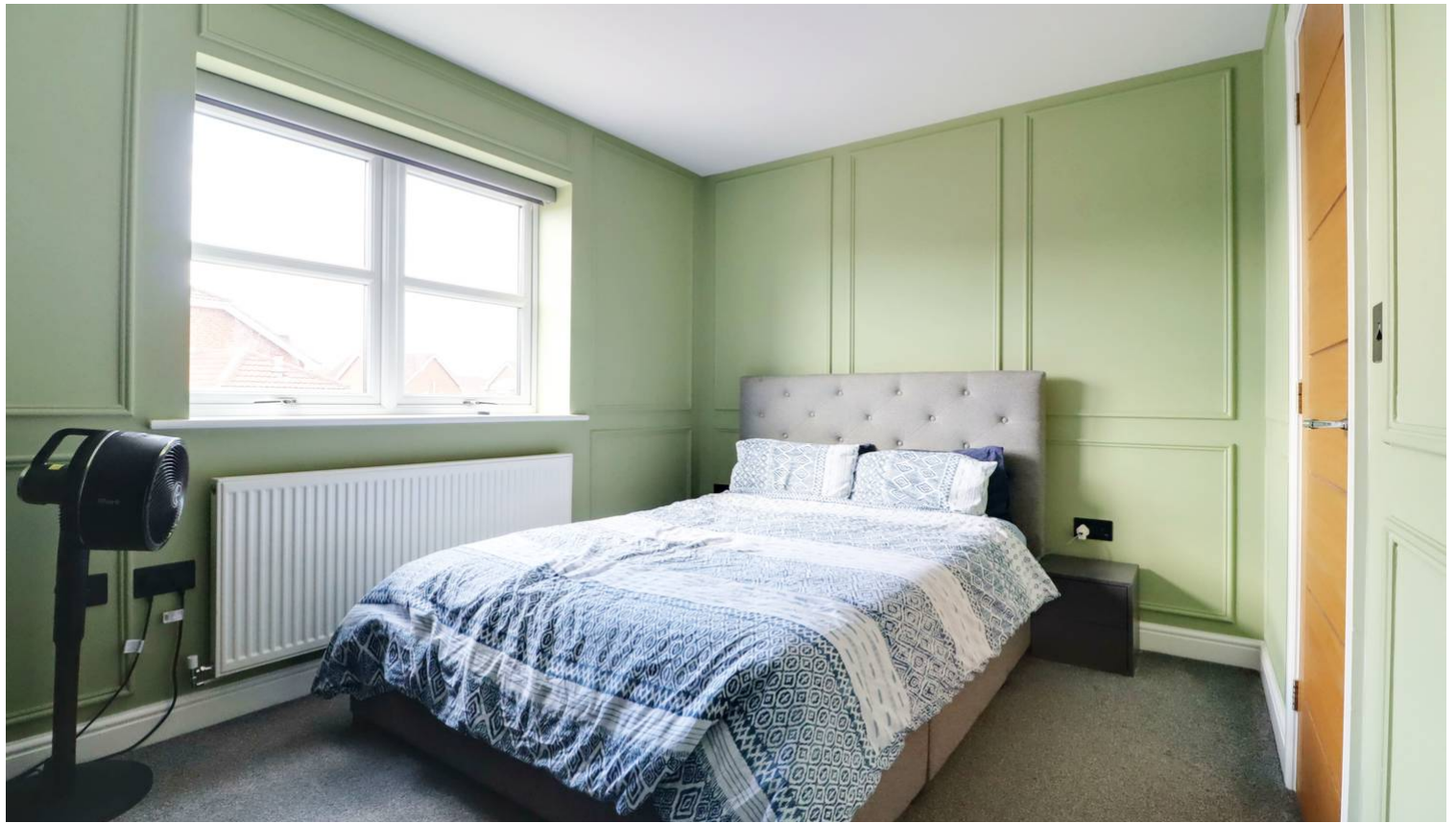
Rear uPVC double glazed window and a bank of wardrobes to one wall with sliding mirrored fronts.

Main Family Bathroom

5' 4" x 8' 0" (1.63m x 2.44m)

Front uPVC double glazed window with patterned glazing, modern suite in white comprising a low flush WC, vanity wash hand basin, panelled bath with mains shower over and glazed screen, fully tiled walls with a large fitted chrome towel rail.





Grounds

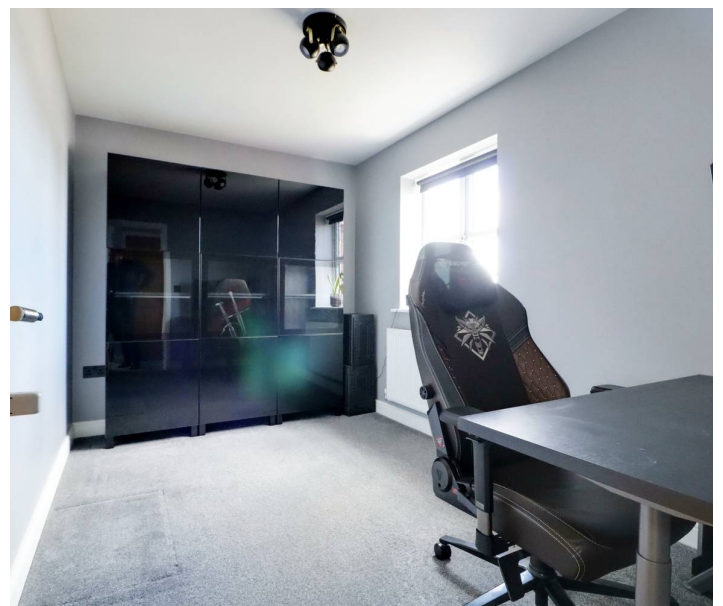
To the front the property enjoys a double width driveway providing parking for a number of vehicles with matching perimeter pathway leading to the rear. The front has a manageable shaped lawned garden with shrub borders. The rear is fully enclosed with fenced boundaries enjoying a flagged seating area that can be accessed from the French doors in the kitchen. Gardens to the side and rear of the patio come lawned with sleeper raised borders. To the rear there is an outside water tap.

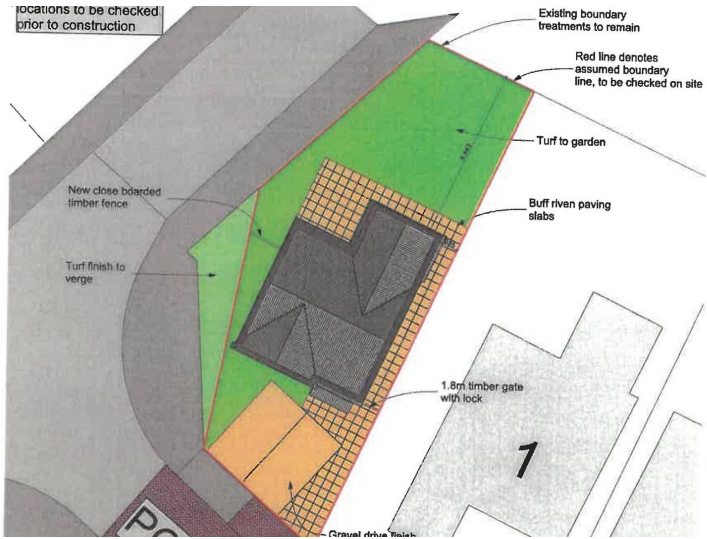
Double Glazing

Full uPVC double glazed windows and doors with the exception of the front door being composite.

Central Heating

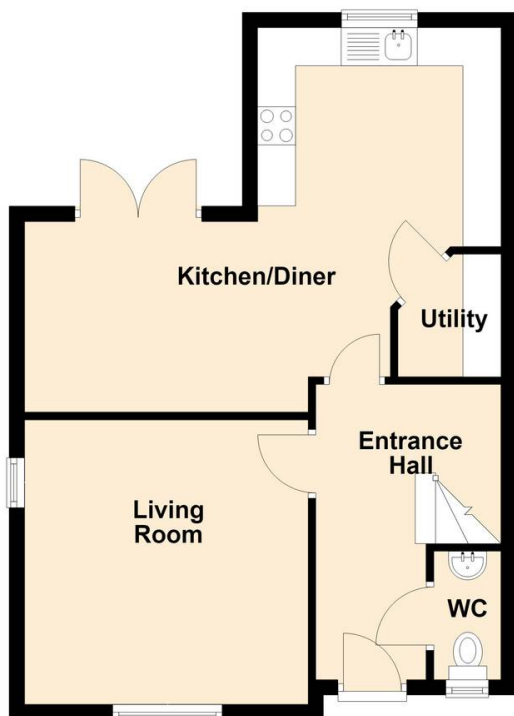
Modern gas fired central heating system to underfloor heating to the ground floor and traditional radiator system to the first floor.





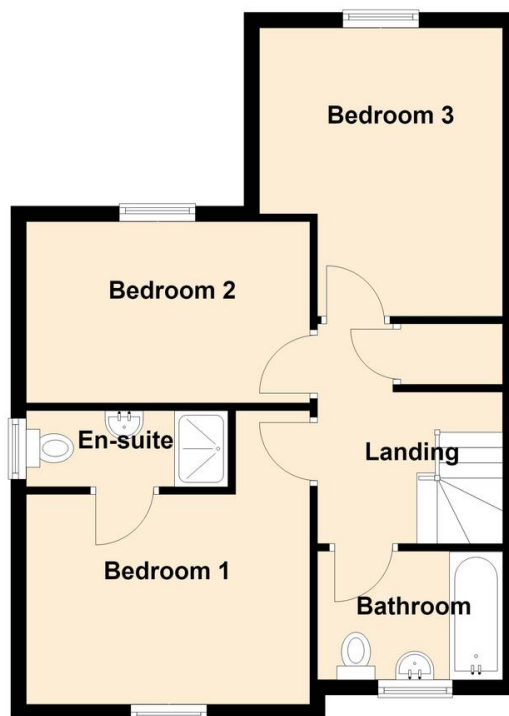
Ground Floor

Approx. 47.0 sq. metres (505.9 sq. feet)



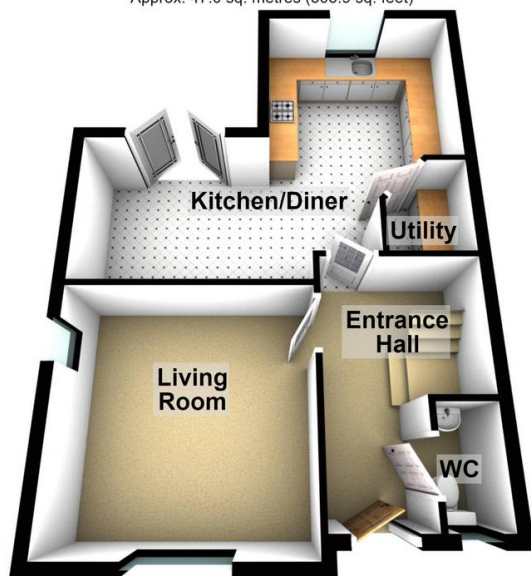
First Floor

Approx. 47.0 sq. metres (505.9 sq. feet)



Ground Floor

Approx. 47.0 sq. metres (505.9 sq. feet)



First Floor

Approx. 47.0 sq. metres (505.9 sq. feet)



Total area: approx. 94.0 sq. metres (1011.7 sq. feet)

You can include any text here. The text can be modified upon generating your brochure