



Poplar Drive  
Pleasley Mansfield

burchell  
edwards

# Poplar Drive Pleasley Mansfield NG19 7TA

for sale offers over  
**£170,000**



## Property Description

Situated on Poplar Drive in Mansfield, this deceptively spacious and well-presented home offers spacious living across multiple levels, enhanced by additional loft spaces ideal for extra rooms or recreational use. The property features two generous reception rooms, including a bright lounge with sliding rear access and a characterful dining room with a stone surround fireplace and bay window. The contemporary kitchen comes equipped with integrated appliances and stylish aqua board splashbacks, complemented by a practical utility room.

The first floor offers two well-proportioned bedrooms with fitted wardrobes, alongside a modern bathroom. Stairs leading to two versatile loft areas, one benefitting from Velux windows and suitable for various uses. Externally, the home features gated front access, patios, external sockets, and a fenced rear garden.

With a recently renovated roof, and modern finishes throughout, this property offers excellent flexibility, comfort, and functionality for a growing household.



## Lounge

The lounge offers a bright and welcoming space with a double-glazed sliding doors to the rear elevation. The room features a wall mounted radiator and a fireplace, creating a comfortable and functional living area.

## Dining Room

The dining room features vinyl flooring, a wall mounted radiator, and a charming stone surround fireplace with LED lit units within the alcoves. It includes understairs storage, a double-glazed bay window and a UPVC door to the side elevation, providing excellent natural light.

## Kitchen

Fitted with vinyl flooring and matching wall and base units, the kitchen includes an integrated electric oven, hob, microwave, fridge, and a cooker hood. It also offers a stainless-steel sink and drainer with flexible hose tap, double glazed window to the side elevation, wall mounted radiator, and UPVC aqua board splashbacks.

## Utility Room

This practical space includes vinyl flooring, tiled splashback, several power sockets, a stainless-steel sink and drainer, matching wall and base units, and a UPVC door giving access to the front elevation.

## First Floor Landing

The landing features carpet flooring, a double-glazed window to the side elevation, fitted storage, and ladder leading to the loft spaces.

## Bedroom One

A spacious room with carpeted flooring, double glazed windows to the side and rear, wall mounted radiator, and fitted wardrobes and cabinets.

## Bedroom Two

Featuring laminate flooring, a double-glazed window to the side elevation, wall mounted radiator, and fitted wardrobes.

## Bathroom

A spacious bathroom includes vinyl flooring, a Victorian style bath with electric shower over, ceramic toilet and wash hand basin set in a vanity unit, tiled splashback, walk-in cupboard with boiler, wall mounted radiator, extractor fan, and a double-glazed opaque window to the front.

## Loft Space 1

A versatile room with vinyl flooring, lighting, power, and two Velux windows to the side elevation. Ideal as a bedroom or games room but not completed to regulations.

## Loft Space 2

A useful storage area with vinyl flooring, lighting, power, and additional storage.

## Externals

The front elevation is gated and fenced, with steps leading to a slabbed patio that continues down to concrete and patio areas. A small hedgerow borders the front and side. Additional features include an outside tap, side access to the rear garden, external double, waterproof sockets, and a fenced rear garden with slabbed patio.

## Agents Note

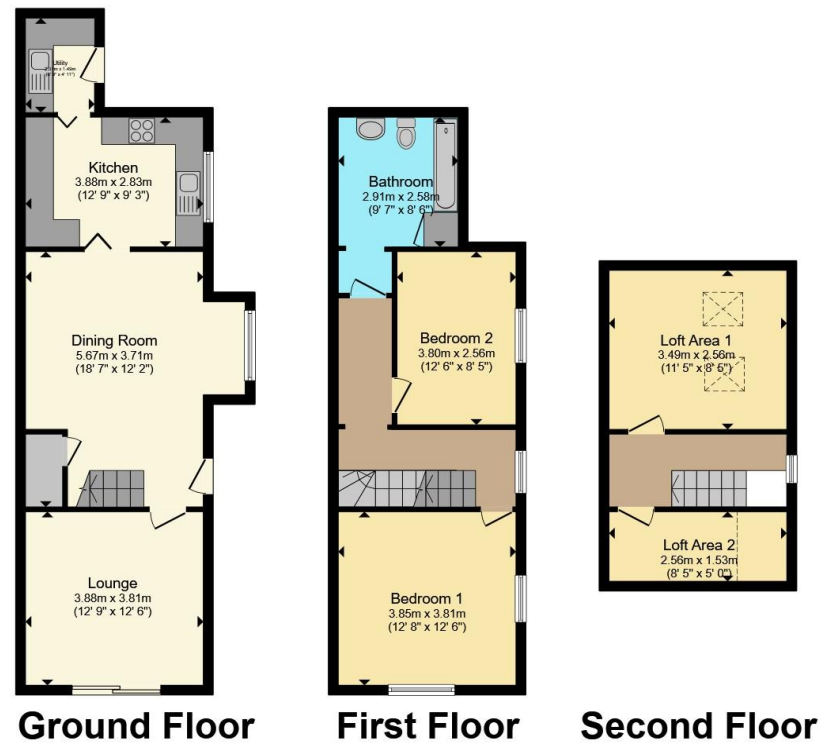
Recently renovated roof, Box rendering for insulation including 22 years warranty.

Recently fitted Argon filled sealed unit UPVC double glazed windows and doors.









Total floor area 122.8 m<sup>2</sup> (1,322 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 01623 627727**  
**E [Mansfield@burchelledwards.co.uk](mailto:Mansfield@burchelledwards.co.uk)**

12 Albert Street  
 MANSFIELD NG18 1EB

EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/MFD209622](http://burchelledwards.co.uk/Property/MFD209622)**



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](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MFD209622 - 0005