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ESTATE AGENTS



25 The Poppyfields  
Collingham, Newark, NG23 7SE

Asking Price £280,000



## 25 The Poppyfields

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This incredible two-bedroom bungalow is sure to impress from the moment you step inside. Boasting a well-presented and spacious interior, this home is an exceptional find.

The Poppyfields is an over 55-only development built only 4 years ago with access to communal facilities in Beaufields House.

Upon entry to the bungalow, you will appreciate the spacious entrance hallway with storage facilities and loft access, access to the utility room, family bathroom, master bedroom with Ensuite, and second bedroom. The real heart of the home is the fantastic open-plan Lounge/Kitchen & Dining room, this versatile room is the perfect setting for entertaining family and friends. The kitchen includes an oven, hob with extractor hood, Fridge freezer, and dishwasher.

The property is low maintenance with a block paved path and driveway to the front, and a private courtyard to the rear that overlooks the beautiful communal gardens, a bonus is the courtyard is south-facing!

As a resident of The Beaufields, you will have full access to excellent communal facilities including a residents' lounge and kitchen, a hobbies room and guest suite. The communal gardens are residents-only, with the wider estate having allotments, a cafe, gym, crafts workshop and fortnightly mini-market.

The grounds are always beautifully maintained and attractively landscaped, there is a warm welcome waiting for you in the coffee lounge. The house is fully electric and has been recently fitted with a Grant air-to-water heat pump that heats the property through wall-mounted radiators and also provides hot water. An electric smart meter has been installed as well as full fibre broadband.

Annual service charge to 31.3.26 = £631.93

Located in the much sought-after village of Collingham, the property has access to many amenities within walking distance including a medical centre, post office, several shops, library, and sports clubs and train station.





**Kitchen/Lounge/Diner**  
20'7 x 18'02 (6.27m x 5.54m)



**Utility Room**  
5'6" x 4'2" (1.70 x 1.29)

**Bathroom**  
8'9" x 5'6" (2.69 x 1.70)

**Master Bedroom**  
17'8 x 9'11 (5.38m x 3.02m)

**Bedroom 2**  
9'9" x 9'6" (2.99 x 2.92)

**Entrance Hallway**  
11'05 x 4'11 (3.48m x 1.50m)

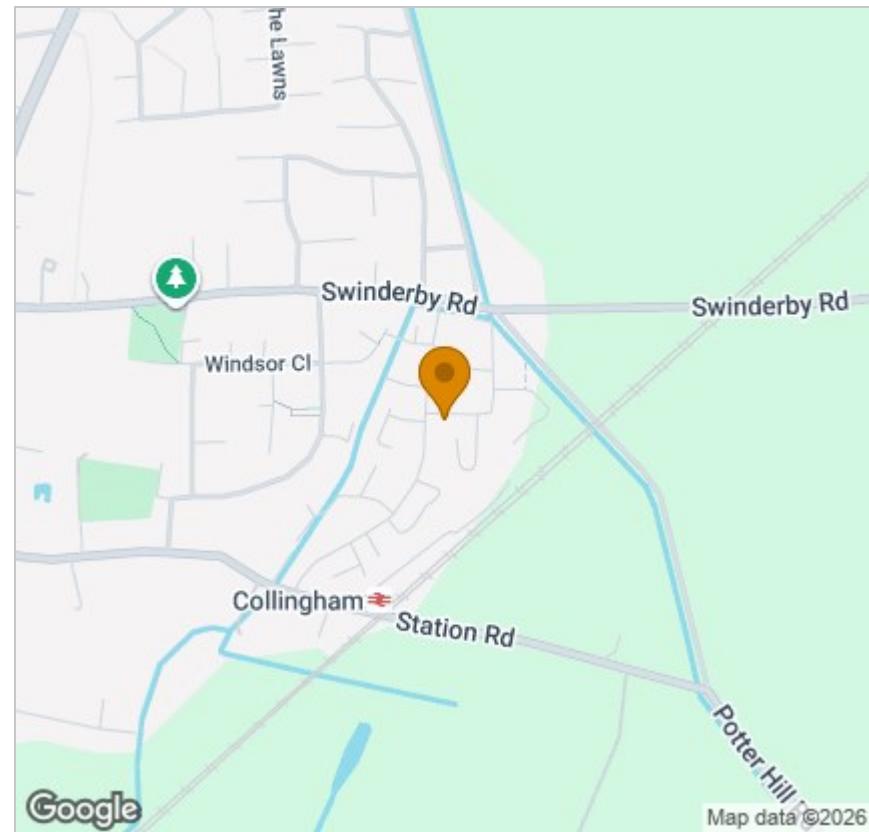
**Garage**  
18'10" x 10'5" (5.76 x 3.20)



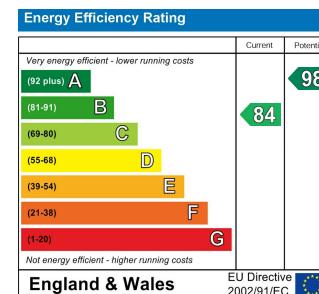
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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