



Guide Price £70,000 Freehold

45 POPLAR DRIVE | NEW TUPTON | CHESTERFIELD | S42 6DH

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE £70,000- £80,000

WHAT A FIND!... This charming two-bedroom park home offers a bright and spacious layout, ready for you to make your own!

Step inside to a welcoming kitchen, complete with matching units and ample space for your appliances, perfect for preparing home-cooked meals. The lounge is light and airy, with large windows that fill the room with natural light and provide plenty of space for your furniture and personal style.

The home features two well-proportioned bedrooms, each offering a blank canvas to create your ideal retreat. The contemporary shower room includes a modern three-piece suite with a shower cubicle, hand wash basin, and low-flush WC.

Outside, there's a pleasant patio area ideal for relaxing, plus space for storage sheds. Situated within a friendly and welcoming community, this park home provides a relaxed, carefree lifestyle—ready for you to add your personal touch. Arrange a viewing today to see all it has to offer!

OVER 55s COMPLEX





Hall

With access to;

Kitchen 8'1" x 11'8"

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink.

Living Room 10'9" x 17'7"

With dual aspect windows and carpeted flooring.

Bedroom One 9'5" x 9'10"

With window and door to rear elevation.

Bedroom Two 9'0" x 9'5"

With window and door to rear elevation.

Outside

Including a patio area and a private driveway.



Ground Floor
55 sq.mt / 592.01 sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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