



8 Poppyfield Way, Winterton

£220,000 Freehold

AN OUTSTANDING NEWLY BUILT DETACHED HOUSE • PRIVATE LANDSCAPED REAR GARDEN • DESIRABLE NEW DEVELOPMENT POSITION • FEATURE OPEN PLAN DINING KITCHEN • FINE FRONT LIVING ROOM • 3 BEDROOMS ALL WITH QUALITY FITTED WARDROBES • FRONT DRIVEWAY & GARAGING • VIEWING IS ESSENTIAL TO FULLY APPRECIATE



Situated within a desirable new development, this outstanding newly built three-bedroom detached house offers a superb blend of contemporary design and quality finishes, perfect for families or professionals seeking comfort and style. The heart of the home is a stunning open plan dining kitchen, ideal for both every-day living and entertaining, complemented by a fine front living room that provides a welcoming space to relax. Each of the three bedrooms is thoughtfully designed and features quality fitted wardrobes, ensuring ample storage and a sense of luxury throughout. Additional benefits include a front driveway and integral garaging, providing secure parking and storage. Early viewing is essential to fully appreciate the exceptional presentation and flexibility this home offers.



Externally, the property boasts impressive kerb appeal with a low maintenance lawned front garden, a flagged pathway to the entrance, and matching perimeter paths with gated access to the rear. The side tarmac driveway allows parking and allows direct access to the garage. The private rear garden has been beautifully landscaped for ease of maintenance and outdoor enjoyment, featuring a spacious flagged seating area, astro turfed lawn, and a convenient cold water tap. This is a superb opportunity not to be missed.



Front Entrance Hallway

5' 3" x 3' 3" (1.60m x 1.00m)

Enjoys a composite double glazed entrance door with patterned leaded glazing, side uPVC double glazed window and internal doors through to the cloakroom and living room.

Cloakroom

5' 3" x 2' 10" (1.60m x 0.87m)

Side uPVC double glazed window with inset patterned glazing and tiled sill provides a two piece modern suite in white comprising a low flush WC, wall mounted wash hand basin with tiled splash back and tiled effect cushioned flooring.

Fine Front Living Room

14' 6" x 14' 10" (4.41m x 4.51m)

Front uPVC double glazed window, wall mounted thermostatic control for the central heating, large under stairs storage cupboard, a traditional straight flight staircase leads to the first floor accommodation with open spell balustrading and matching newel posts, TV point and door leads through to;

Modern Fitting Dining Kitchen

9' 8" x 14' 8" (2.95m x 4.48m)

Rear uPVC double glazed window and matching French doors leads to the landscaped garden. The kitchen enjoys a range of shaker style furniture with curved chrome style pull handles concealing a wall mounted Ideal Logic gas central heating boiler, complementary patterned worktop with matching uprising incorporates a single stainless steel sink unit with drainer to the side and block mixer tap, built-in four ring gas hob with oven beneath and overhead canopied extractor with matching splash back, space and plumbing for a washing machine and tiled effect cushioned flooring.

First Floor Central Landing

9' 10" x 6' 2" (3.00m x 1.87m)

Having continuation of open spell balustrading, loft access and doors to;

Master Bedroom 1

11' 3" x 8' 3" (3.42m x 2.51m)

With front uPVC double glazed window, stylish quality fitted wardrobes with sliding mirrored fronts and wall mounted thermostatic control for the central heating.

Rear Bedroom 2

9' 8" x 8' 3" (2.95m x 2.52m)

Rear uPVC double glazed window and stylish quality fitted wardrobes with sliding mirrored fronts.

Front Bedroom 3

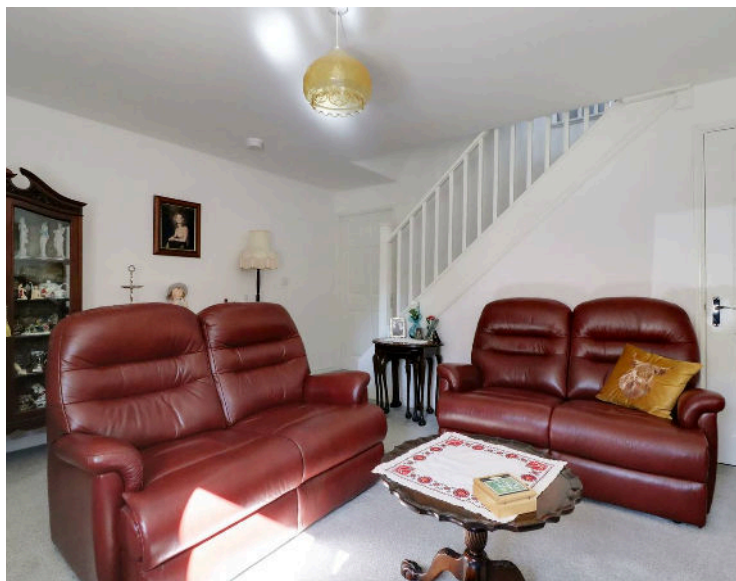
7' 11" x 6' 2" (2.42m x 1.87m)

Front uPVC double glazed window and enjoys a fully fitted bank of quality wardrobes with sliding mirrored fronts.

Stylish Family Bathroom

6' 1" x 6' 1" (1.86m x 1.85m)

With a rear uPVC double glazed window with patterned glazing and tiled sill providing a modern suite in white comprising a low flush WC, pedestal wash hand basin with tiled splash back, panelled bath with overhead mains and electric shower with tiled walls and tiled effect cushioned flooring.



Garage

17' 1" x 8' 7" (5.20m x 2.62m)

The property has the benefit of a brick built single garage with up and over front door with entrance from the driveway, internal power and lighting and pitched roof providing storage.

Garden

The property has a low maintenance garden with flagged pathway leading to the front door and matching perimeter pathway with gated access down the side to the garden. Tarmac driveway allows parking with direct access to the garage. The rear garden has been beautifully landscaped for ease of maintenance having a large initial flagged seating area with rose bush borders with sleeper raised and astro turfed gardens adjoining and a cold water tap.

Outbuildings

Within the garden there is a substantial quality timber store shed.

Double Glazing

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

Central Heating

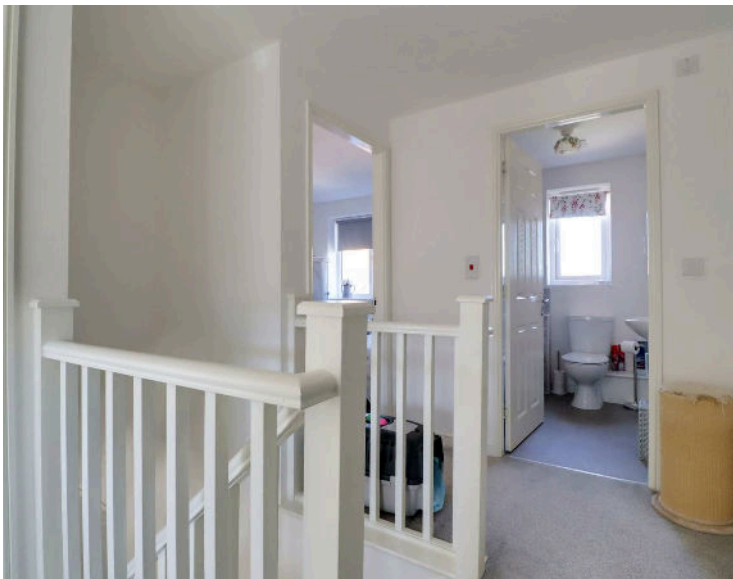
There is a modern gas fired central heating system to radiators with ground floor and first floor thermostats.

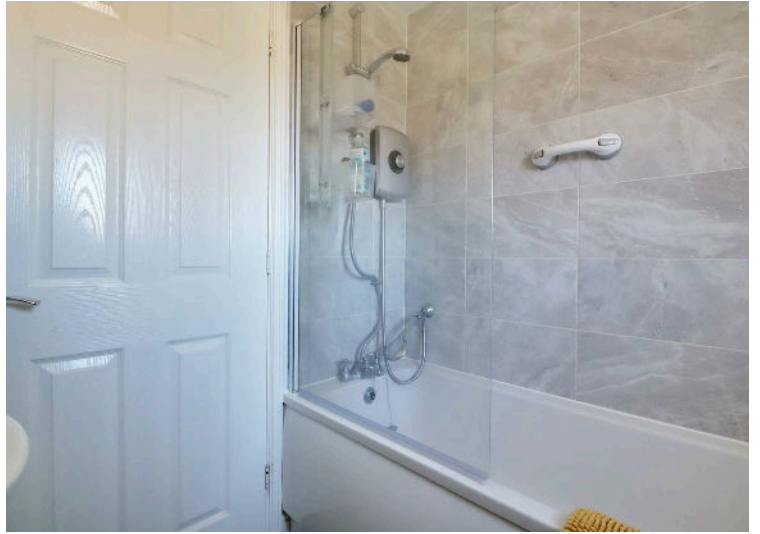
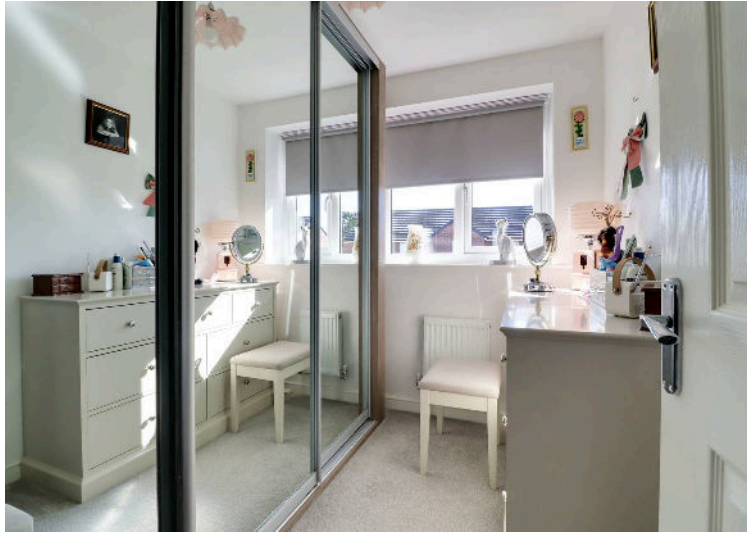
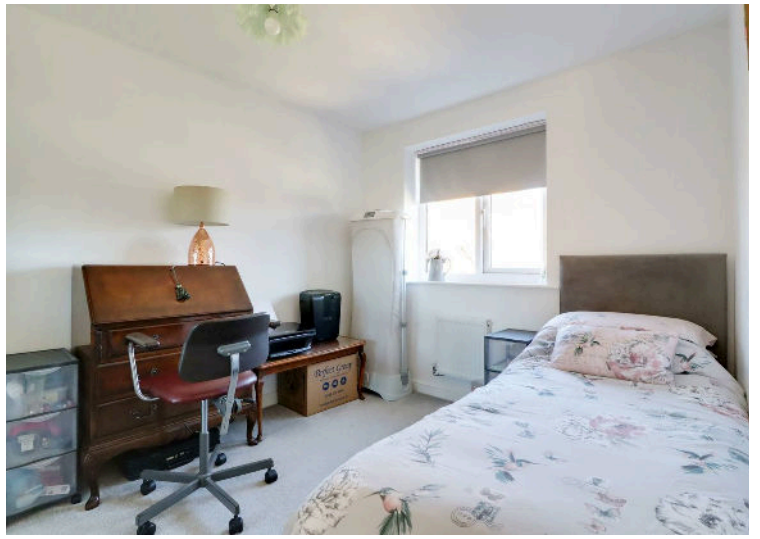
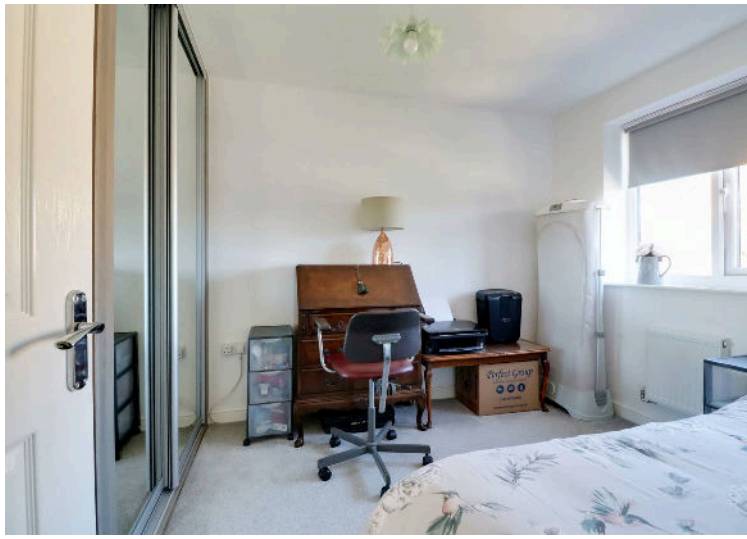
Council Tax band: C

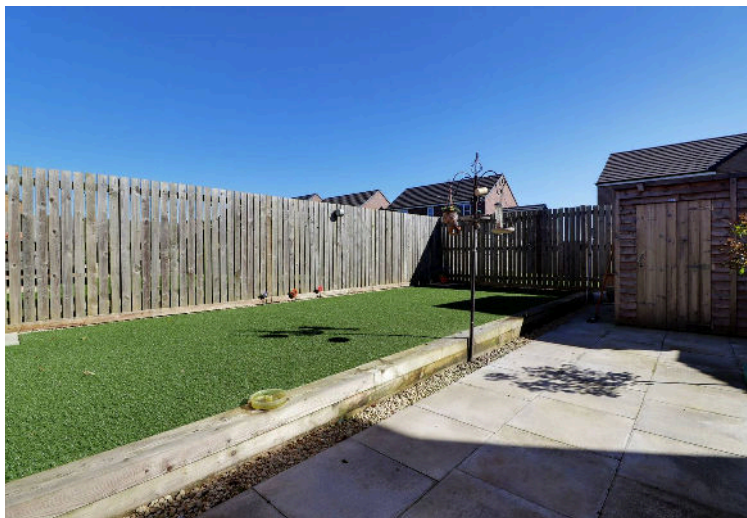
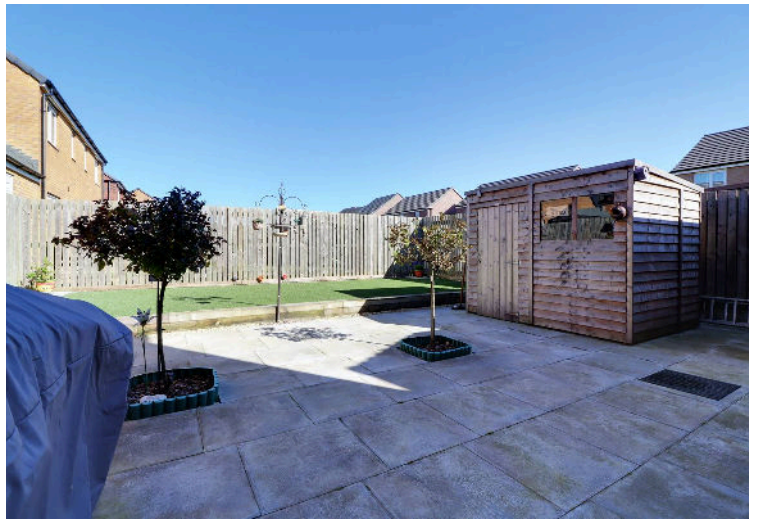
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







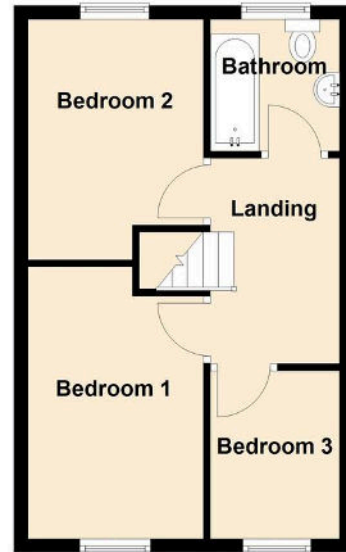
Ground Floor

Approx. 50.6 sq. metres (544.3 sq. feet)



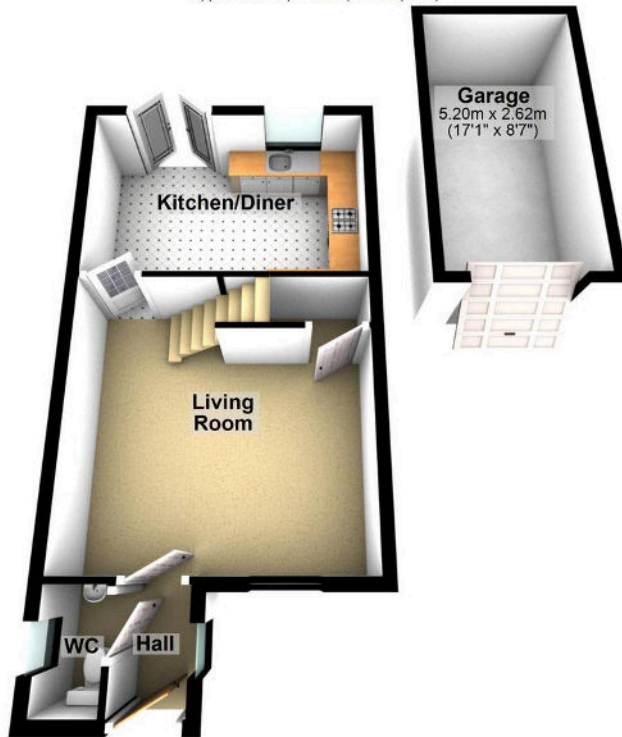
First Floor

Approx. 33.6 sq. metres (361.9 sq. feet)



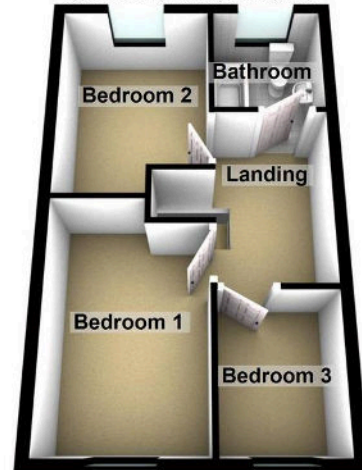
Ground Floor

Approx. 50.6 sq. metres (544.3 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.9 sq. feet)



Total area: approx. 84.2 sq. metres (906.2 sq. feet)