



£350,000 Freehold

THE POPLAR PLOT 49, HIGH OAKHAM HILL | | MANSFIELD | NG18 5FS

**BuckleyBrown**  
ESTATE AGENTS

## THE POPLAR...£350,000...PLOT 49 AVAILABLE!

This brand-new three-bedroom detached home combines modern design with versatile living, offering the perfect blank canvas to create your dream home. Finished in a neutral style, it is designed to suit a wide range of lifestyles, providing generous and practical living space throughout.

Step inside to a welcoming, spacious living room—ideal for relaxing evenings, family time, or entertaining guests. To the rear, the impressive open-plan kitchen and dining area forms the heart of the home. The kitchen is fitted with ample cabinetry and extensive work surfaces, seamlessly combining style and functionality. The dining area offers plenty of space for furnishings and entertaining, with double doors opening onto the rear garden to create a natural flow between indoor and outdoor living. A separate utility room and ground-floor WC enhance convenience and everyday practicality.

Upstairs, you'll find three well-proportioned bedrooms. The master enjoys its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom, ensuring comfort and convenience for all.

Outside, the property continues to impress. A garage and driveway provide ample off-street parking, while the rear garden features a laid lawn, patio seating area, and secure fencing, offering a safe, private, and versatile space for relaxing, entertaining, or play.

Perfect for families, couples, or anyone seeking modern living with room to grow, The Poplar delivers a stylish, practical, and thoughtfully designed home. With spacious interiors, a smart layout, and inviting outdoor space, it offers everything needed to enjoy contemporary living at its best.

Call today to view your new home 01623 633633!





#### Living Room 16'3" x 12'3"

Spacious room, with a central heating radiator, built in storage cupboard, window to the front elevation and a door providing access into the kitchen/ dining room.

#### Kitchen/ Dining Room 15'6" x 11'8"

The kitchen is complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated eye level double oven, electric hob with hood over and space for appliances. With ample space for your dining furniture, central heating radiator, windows and double doors to the rear elevation. This room also allows access into the utility room.

#### Utility Room 6'4" x 6'0"

With further cabinetry and worktop

surfaces, inset sink and drainer and space for appliances. With a door to the rear elevation and a door providing access into the WC.

#### WC 6'2" x 3'0"

Complete with a low flush WC and a hand wash basin.

#### Landing

With access into;

#### Bedroom One 16'1" x 9'4"

With a central heating radiator, window to the front elevation, storage cupboard and its own en-suite facility.

#### En-suite 9'9" x 6'9"

Complete with a three piece suite including a shower, low flush WC and a hand wash basin. With a window to the rear elevation.



#### Bedroom Two 12'9" x 12'3"

With a central heating radiator and windows to the front elevation.

#### Bedroom Three 10'11" x 10'8"

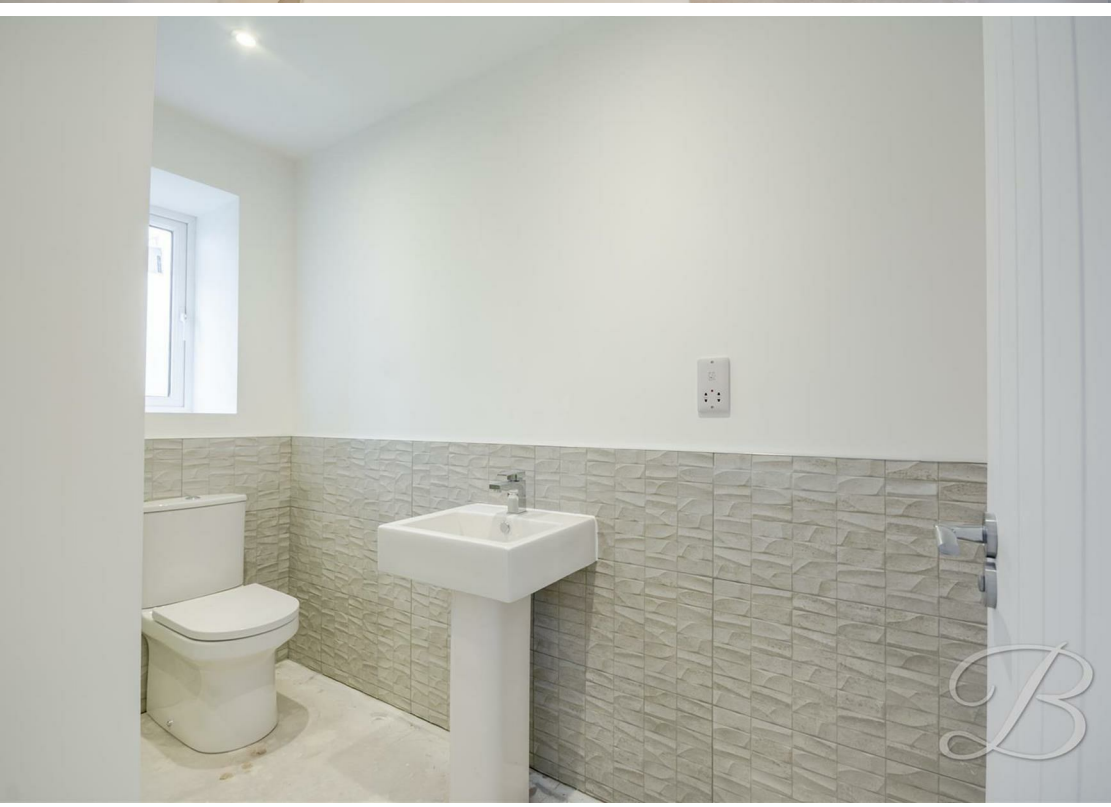
With a central heating radiator and a window to the rear elevation.

#### Bathroom 7'9" x 5'7"

Complete with a three piece suite including a bath with an over head shower, low flush WC and a hand wash basin. With a window to the rear elevation.

#### Outside

The front of the property benefits from a garage and driveway, providing ample off-street parking. The rear garden hosts a patio seating area, laid lawn and surrounding fences.





## Dimensions

|                       |               |  |
|-----------------------|---------------|--|
| <b>Living Room</b>    |               |  |
| 4955mm x 3733mm       | 16'3" x 12'3" |  |
| <b>Kitchen/Dining</b> |               |  |
| 4726mm x 3567mm       | 15'6" x 11'8" |  |
| <b>Utility</b>        |               |  |
| 1929mm x 1838mm       | 6'4" x 6'0"   |  |
| <b>Cloakroom</b>      |               |  |
| 1889mm x 910mm        | 6'2" x 3'0"   |  |

|                  |                |  |
|------------------|----------------|--|
| <b>Bedroom 1</b> |                |  |
| 4909mm x 2841mm  | 16'1" x 9'4"   |  |
| <b>En-Suite</b>  |                |  |
| 2982mm x 1856mm  | 9'9" x 6'1"    |  |
| <b>Bedroom 2</b> |                |  |
| 3884mm x 3733mm  | 12'9" x 12'3"  |  |
| <b>Bedroom 3</b> |                |  |
| 3345mm x 3256mm  | 10'11" x 10'8" |  |
| <b>Bathroom</b>  |                |  |
| 2362mm x 1700mm  | 7'9" x 5'7"    |  |

**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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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MANSFIELD  
NG18 5FS



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP  
1 Market Place | Bolsover | Chesterfield | S44 6PN  
[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633  
t: 01623 633 633  
t: 01246 605121



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