



Offers Over £375,000 Freehold

17 POPLAR HEIGHTS | DUCKMANTON | CHESTERFIELD | S44 5FN

**BuckleyBrown**  
ESTATE AGENTS

## A STUNNING FAMILY HOME WITH VIEWS TO MATCH!

This delightful four bedroom detached home, located in the charming area of Duckmanton, presents a perfect opportunity for families seeking a modern residence. This home oozes sleek and stylish decor throughout, along with being situated close to local amenities, schools and transport links, not to mention the views on offer. We cant wait to show you around!

Upon entry you will be greeted by the spacious hallway that allows access into the living room, a tastefully decorated room filled with natural light, a perfect setting to relax with family. Further down the hall you will find the gorgeous kitchen/diner, which truly is the heart of the home. From the stunning cabinetry to the centre island, this room really is a stand out feature. There is ample space to fit your dining furniture and double doors to allow access onto the rear garden, making this the perfect space for summer evenings entertaining friends and family. Not to mention the handy utility room and to complete this floor is a WC.

Heading upstairs you will find four well appointed and neutrally decorated bedrooms. The master bedroom has the luxury of its very own en-suite facility while the second bedroom has fitted wardrobes. To complete this floor is the modern family bathroom.

Outside you will find has been kept to the same standard as inside, with patio seating areas and a well maintained lawn, along with sleepers for shrubbery to add diversity to the rear garden. The front offers low maintenance with a lawned area and this home benefits from a garage space/garden room, perfect to be used flexibly for your families needs. There is also a driveway to allow for ample off street parking.

This truly is the perfect family home that combines modern living and a welcoming atmosphere. With its spacious layout and prime location, it is an opportunity not to be missed.

Call today to view!





## Entrance Hall

Allowing access into:

### Living Room 16'4" x 11'7"

With carpeted flooring, central heating radiator and windows to the rear elevation.

### Kitchen/Diner 14'7" x 24'7"

With an array of stunning cabinetry and complimentary workspace over, an inset sink with drainer, hob with hood over and integrated appliances, including double oven and fridge/freezer. A centre island housing further cupboards perfect for all your storage needs! Ample space for your dining furniture and double doors allowing access onto the rear garden. This room also allows access into the handy utility room.

## Utility

Complete with cabinetry and complimentary workspace over, inset sink and drainer along with ample space for appliances. Door to allow access to the rear garden.

### Downstairs WC 3'1" x 7'0"

With a low flush WC, hand wash basin. Central heating radiator and frosted window to the side elevation.

### Bedroom One 12'7" x 11'11"

With carpeted flooring, central heating radiator and window to the rear elevation. Along with access to its own en-suite facility.

### En-Suite 4'11" x 9'10"

With low flush WC, hand wash basin and



shower. Towel rail and frosted window to the rear elevation.

### Bedroom Two 12'3" x 11'10"

With carpeted flooring, central heating radiator and window to the rear elevation. Complimented by fitted wardrobes.

### Bedroom Three 7'4" x 12'7"

With carpeted flooring, central heating radiator and window to the front elevation.

### Bedroom Four 8'7" x 9'6"

With carpeted flooring, central heating radiator and window to the front elevation.

### Bathroom 6'7" x 8'11"

With a low flush WC, hand wash basin, bath and shower. Towel rail and frosted window to the front elevation,

## Outside

A well looked after rear garden with lawned area and patio seating areas and planters surround that house shrubbery. To the front is a low maintenance lawned garden. The driveway to the side and a garage/garden room perfect to be used flexibly to suit your families needs.





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. Specifically 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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.

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