



## 7 POPPY FIELD WAY WORKSOP, S81 9FG

£260,000  
FREEHOLD

\*\*\*\*\* GUIDE PRICE £260,000-£270,000 \*\*\*\*\*

For sale in the highly sought-after village of Carlton-in-Lindrick is this beautifully presented three-bedroom detached family home, offering stylish and modern living throughout. The property boasts a contemporary open-plan kitchen/diner fitted with integrated appliances, creating the perfect space for both everyday family life and entertaining. Karndean flooring flows seamlessly through to the spacious living room, where impressive bi-fold doors open onto the rear garden, allowing for an abundance of natural light and excellent indoor-outdoor living. The ground floor further benefits from a practical utility room and a modern downstairs W/C. To the first floor, the generous master bedroom features fitted wardrobes and a stylish ensuite shower room. Two additional well-proportioned bedrooms are served by a contemporary family bathroom.

Externally, the property enjoys an attractive frontage with a driveway to the side providing off-road parking. The enclosed rear garden is mainly laid to lawn with decking and patio areas, making it an ideal space for relaxing and entertaining.

Kendra  
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# 7 POPPY FIELD WAY

• DETACHED • THREE  
BEDROOMS • DOWNSTAIRS WC • UTILITY  
ROOM • BI-FOLD DOORS OPENING TO THE  
REAR GARDEN • OFF ROAD PARKING • AVANT  
HOMES BUILD • EN SUITE TO MASTER  
BEDROOM • MODERN PROPERTY • VILLAGE  
LOCATION



## KITCHEN/DINER

A modern and well-appointed kitchen/diner fitted with a range of wall and base units and complementary work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include an induction hob with oven and grill beneath, fridge/freezer, microwave and freestanding space for dishwasher plumbing. A front-facing double glazed window and composite door provide natural light, while Karndean flooring and a central heating radiator add both style and comfort. There is ample space for a family dining table, multiple power points, and access to the utility cupboard.

## DOWNSTAIRS WC

Comprising a partially tiled suite featuring a low flush W/C and wash hand basin. Additional benefits include a central heating radiator and a front-facing double glazed obscure window.

## UTILITY ROOM

Fitted with work surfaces and plumbing for a washing machine, along with a wall-mounted cupboard for additional storage. Karndean flooring and power points complete this practical space.

## LIVING ROOM

A generously sized living room featuring rear-facing bi-fold doors that open out onto the garden, creating a wonderful indoor-outdoor flow. The room benefits from Karndean flooring, a central heating radiator, and ample power points.

## FIRST FLOOR-LANDING

With loft access and ladder, side-facing window, power points, and a useful storage cupboard.

## BEDROOM ONE

A spacious double bedroom with a front-facing double glazed window, central heating radiator, TV point, and power points. Fitted wardrobes with mirrored sliding doors provide excellent storage and lead through to the ensuite.

## EN SUITE

Comprising a fully tiled walk-in shower enclosure, wash hand basin with drawer storage, low flush W/C, and a chrome heated towel radiator. There is also a fitted storage cupboard and a front-facing double glazed obscure window.

## BEDROOM TWO

A double-sized bedroom with a rear-facing double glazed window, central heating radiator, and power points.

## BEDROOM THREE

With a rear-facing double glazed window and power points.

## FAMILY BATHROOM

Comprising a panelled bath with rainfall shower and additional handheld attachment, wash hand basin with drawer storage, partial tiling, and a chrome heated towel radiator.

## EXTERNAL

To the side of the property is a double driveway providing off-road parking for two vehicles, along with secure gated

access to the rear garden. The rear garden is mainly laid to lawn with a decking and patio area, complemented by mature bushes and plants, ideal for relaxing or entertaining.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

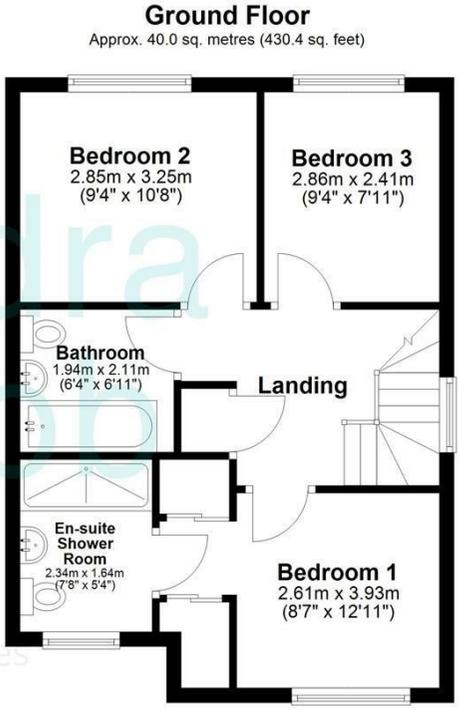
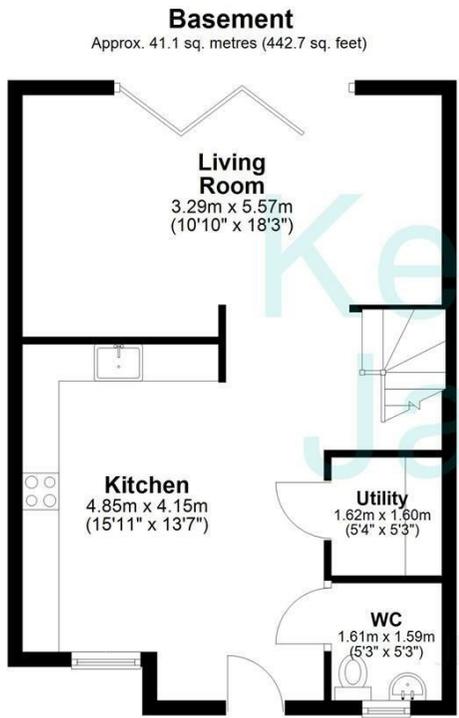
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Total area: approx. 81.1 sq. metres (873.1 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			94
(81-91) <b>B</b>		83	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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