Poppyfield Way,

Brigg, North Lincolnshire, DN20 8FG

NEWTONFALLOWELL

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Brigg, North Lincolnshire, DN20 8FG
£220,000

Rarely available MODERN 4 BEDROOM DETACHED HOME close to town centre amenities. Enjoying both reception and Garage parking this excellent family property enjoys a 16' Lounge opening to a separate Dining room which in turn opens to the enclosed rear gardens and a beech effect Breakfast Kitchen completes the ground floor. The recently refurbished en suite Shower room complements the main bedroom and the remaining 3 bedrooms are served by a family Bathroom with 3 piece suite.
EARLY VIEWING STRONGLY ADVISED.

ENTRANCE
A canopied and lit Entrance opens to a Reception Hall with laminated flooring, coving, radiator, door to Garage and return spindle balustraded stair to the first floor.

CLOAKROOM
Appointed with a suite in white to include wall mounted wash hand basin with tiled splash backs, close couple wc, radiator, spot light and Pvcu double glazed window.

LOUNGE
16'0" x 10'8" (4.89m x 3.26m)
A stylish forward facing room with Pvcu double glazed window, laminated flooring, tv aerial point, telephone point, radiator, dimmer switches, mahogany styled fire surround with marbled back and hearth and inset coal effect gas fire. Twin timber panelled doors open to

DINING ROOM
9'4" x 8'4" (2.85m x 2.56m)
Ideal for more formal family celebrations and linking to the enclosed rear gardens via a Pvcu double glazed French door with laminated flooring, radiator, coving and door to

BREAKFAST KITCHEN
14'10" x 9'3" (4.54m x 2.83m)
A relaxed social space with a range of light beech effect fronted units with flecked work surfaces to include inset 1 1/2 bowl stainless steel sink unit with cupboard and drawers under, return breakfast bar with cupboard under, 2 further base units, inset 4 burner stainless steel gas hob, with extractor hood and oven under, an additional 5 units at eye level, larder store, space and plumbing for an automatic washing machine, spaces for under counter refrigerator and freezer, tiled splash areas, 2 Pvcu double glazed windows to the rear aspect, radiator and Pvcu side entrance door.

LANDING
A half Landing with Pvcu double glazed window opens to the Main landing with spindle balustraded rail, access to the roof space and fitted shelved Linen cupboard with insulated cylinder.

BEDROOM 1
12'7" x 13'7" into door (3.85m x 4.16m into door)
A generous forward facing double room with Pvcu double glazed window, radiator, tv aerial point and telephone point.

EN SUITE
5'2" x 7'0" (1.6m x 2.15m)
Superbly appointed with a modern suite in white to include close coupled wc, rectangular wall mounted wash hand basin with drawer under, full width walk-in shower enclosure with fixed glazed panel, rainwater head and hand held attachment, matching tiling to full height, chrome vertical radiator, Pvcu double glazed window, extractor fan and spot lighting.

BEDROOM 2
9'6" x 10'11" (2.90m x 3.34m)
A further forward facing double bedroom with Pvcu double glazed window, laminated flooring and radiator.

BEDROOM 3
10'10" into door x 9'6" (3.31m into door x 2.91m)
Enjoying views to the rear with laminated flooring, radiator and Pvcu double glazed window.

BEDROOM 4
9'4" x 8'2" (2.85m x 2.51m)
With Pvcu double glazed window to the rear and radiator.

BATHROOM
6'9" x 6'0" (2.08m x 1.84m)
With a suite to include close couple wc, pedestal wash hand basin, bath with mixer tap, matching tiling to half height and to the shower area, extractor fan, electric shaver point, radiator and Pvcu double glazed window.

OUTSIDE
The property is situated in a maturing residential cul de sac and is fronted by a neat open plan lawn area with inset ornamental tree. A broad, block paved reception area allows off road parking for 2 cars and leads to the integral SINGLE GARAGE (4.97m x 2.59m) (16'3 x 8'5) with up and over door, electric light and power, tumble drier space and wall mounted gas fired central heating boiler. A side gate opens to the fenced rear garden which is primarily laid to lawn with shrub border and is best viewed from the flagged patio. A timber garden shed completes the property.

NOTE
The property benefits from Solar Panels to the rear which are subject to a green deal loan arrangement transferable to the Purchaser.

TENURE STATUS
We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

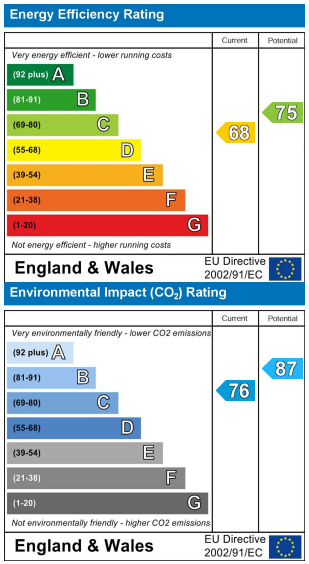
IMPORTANT NOTE TO PURCHASERS
We endeavour to ensure that our sales particulars are accurate and reliable, however, they do not constitute or form part of an offer nor any contract and none is to be relied upon as statements of representation or fact. Any system, services or appliances listed in these particulars have not been tested by ourselves and no guarantee or warranty as to their fitness for purpose or efficiency is either given or implied. All measurements are for guidance only and should be verified by the purchaser to their own satisfaction. Only those fixtures and fittings specifically mentioned in the sales particulars are included. Other items may be purchased by separate agreement with the Vendors.

FLOOR PLANS
The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

MORTGAGE ADVICE
Correct budgeting is crucial before committing to purchase. You are free to arrange your own advice but we can refer you to the Mortgage Advice Bureau for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of upto £300 if you ultimately choose to arrange a mortgage through them

CONVEYANCING
It is advisable to use the services of a solicitor or conveyancer to assist with your transaction and although you are free to use an alternative provider Newton Fallowell Brigg offer access to a range of competitive conveyancing services including Mason Baggott and Garten. Please be aware that we may receive a referral fee of upto £300 if you decide to use one of the solicitors we have referred you to.

VALUATION
Ensure you are getting the best advice on the marketing of your home by calling Newton Fallowell Brigg 01652 783030 for a free market appraisal.



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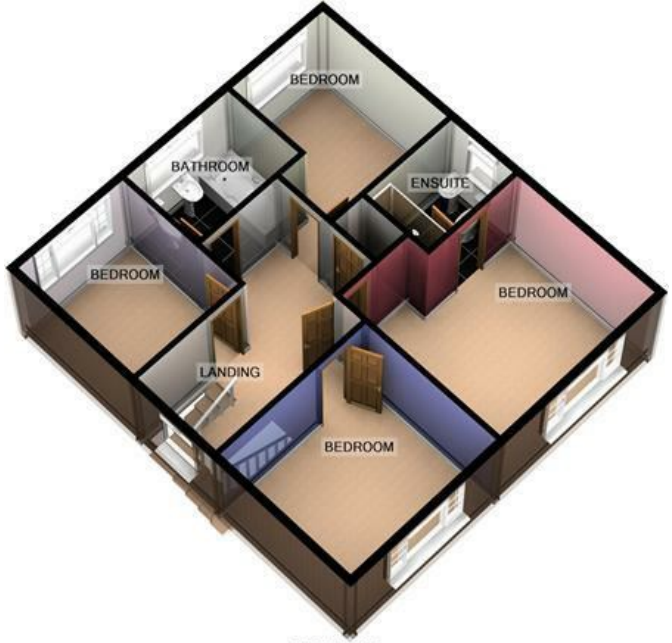

1ST FLOOR
APPROX. FLOOR
AREA 566 SQ.FT.
(52.6 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 593 SQ.FT.
(55.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1159 SQ.FT. (107.7 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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