





Available for sale with no upward chain, this beautifully presented two-bedroom home, built by Barratt Homes in 2022 on the popular Poppyfields development, offers well-planned accommodation over two floors. Ideal for first-time buyers, downsizers, or investors, the property is within easy reach of the town centre and its wide range of amenities.

The ground floor features a welcoming entrance hall leading to a spacious front-facing lounge filled with natural light. An inner hall provides access to a modern guest cloakroom/WC and an impressive full-width dining kitchen. Stylishly appointed with contemporary units, integrated appliances, and useful storage, the kitchen is complemented by French doors opening onto the rear patio and south-west facing garden, creating a perfect space for everyday living and entertaining.

Upstairs, the first-floor landing leads to two generously sized double bedrooms, including a front-facing master with built-in wardrobes, and a contemporary bathroom with a three-piece suite and shower over the bath.

Externally, the property benefits from a landscaped front garden, a tarmac driveway providing off-road parking, and a good-sized rear garden with patio and lawn, offering excellent potential for further landscaping. Please note there is a small annual charge of approximately £149 for the maintenance of communal areas.

Whether you are looking to take your first step onto the property ladder, downsize, or invest, this modern home is highly recommended to fully appreciate its layout, specification, and excellent plot.



### Entrance Hall

A bright and welcoming entrance hall with stairs rising to the first floor. From here, doors open to the lounge and the remainder of the ground floor accommodation. Features include a central heating radiator and a composite front entrance door.

### Lounge

A spacious lounge enjoying an abundance of natural light from the front-facing uPVC double-glazed window, complete with fitted shutter blinds. The room is finished with ceiling spotlights, two central heating radiators, a thermostat, and TV/telephone connection points. A door leads through to the inner hall.

### Inner Hall

The inner hall provides access to the dining kitchen and guest cloakroom/WC. Fitted with a smoke alarm.

### Cloaks/W.C.

Conveniently located on the ground floor, this guest cloakroom is fitted with a modern white two-piece suite comprising a WC and wash hand basin. Additional features include a central heating radiator, extractor fan, and ceiling spotlights.







### Kitchen/Diner

Spanning the full width of the property, the dining kitchen is both stylish and practical. It offers a comprehensive range of base and wall-mounted units with work surfaces and an inset sink unit, complemented by tiled splashbacks. Integrated appliances include a gas hob with extractor hood above, electric oven beneath, fridge/freezer, and washer/dryer and slimline dishwasher. A useful built-in cupboard provides further storage.

Wide uPVC double-glazed French doors with matching side panels open directly onto the rear patio and garden, allowing plenty of natural light and creating an ideal space for entertaining. The room also benefits from ceiling spotlights, a smoke alarm, and a utility cupboard housing the fibre connection point and consumer unit.



### Landing

The landing is filled with natural light from a side-facing uPVC double-glazed window with fitted shutter blinds. It provides access to both bedrooms and the bathroom. Additional features include a central heating radiator, smoke alarm, loft access via hatch, and ceiling spotlights.

### Bedroom One

A generously sized master bedroom positioned at the front of the property. This well-proportioned double room benefits from built-in wardrobes, ceiling spotlights, a thermostat, and a front-facing uPVC double-glazed window with fitted shutter blinds.



### Bedroom Two

A spacious second double bedroom, located at the rear of the property and overlooking the garden. Complete with a rear-facing uPVC double-glazed window with fitted shutter blinds and a central heating radiator.

### Bathroom

The bathroom is fitted with a modern white three-piece suite comprising a panelled bath with mixer shower and folding glazed screen, a wash hand basin, and a WC. Complementary tiled splashbacks and a tiled floor enhance the contemporary style. Additional features include a central heating radiator, shaving point, extractor fan, ceiling spotlights, and a frosted uPVC double-glazed rear window.

### Outside

#### Rear Garden

At the rear, a paved patio leads onto a good-sized south facing garden laid to lawn. The garden offers a blank canvas for landscaping to suit individual tastes and is enclosed on three sides, with gated access to the front.

#### Front Garden

The front garden is landscaped with a lawn and shrub borders, enhancing the property's kerb appeal.

#### Parking

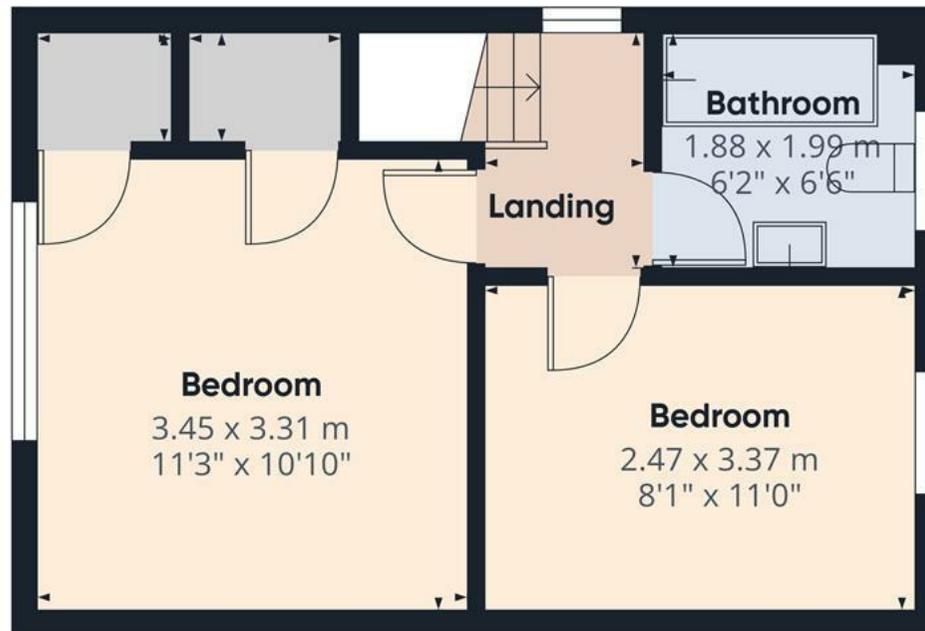
A tarmac driveway runs along the side of the property, providing off-road parking.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

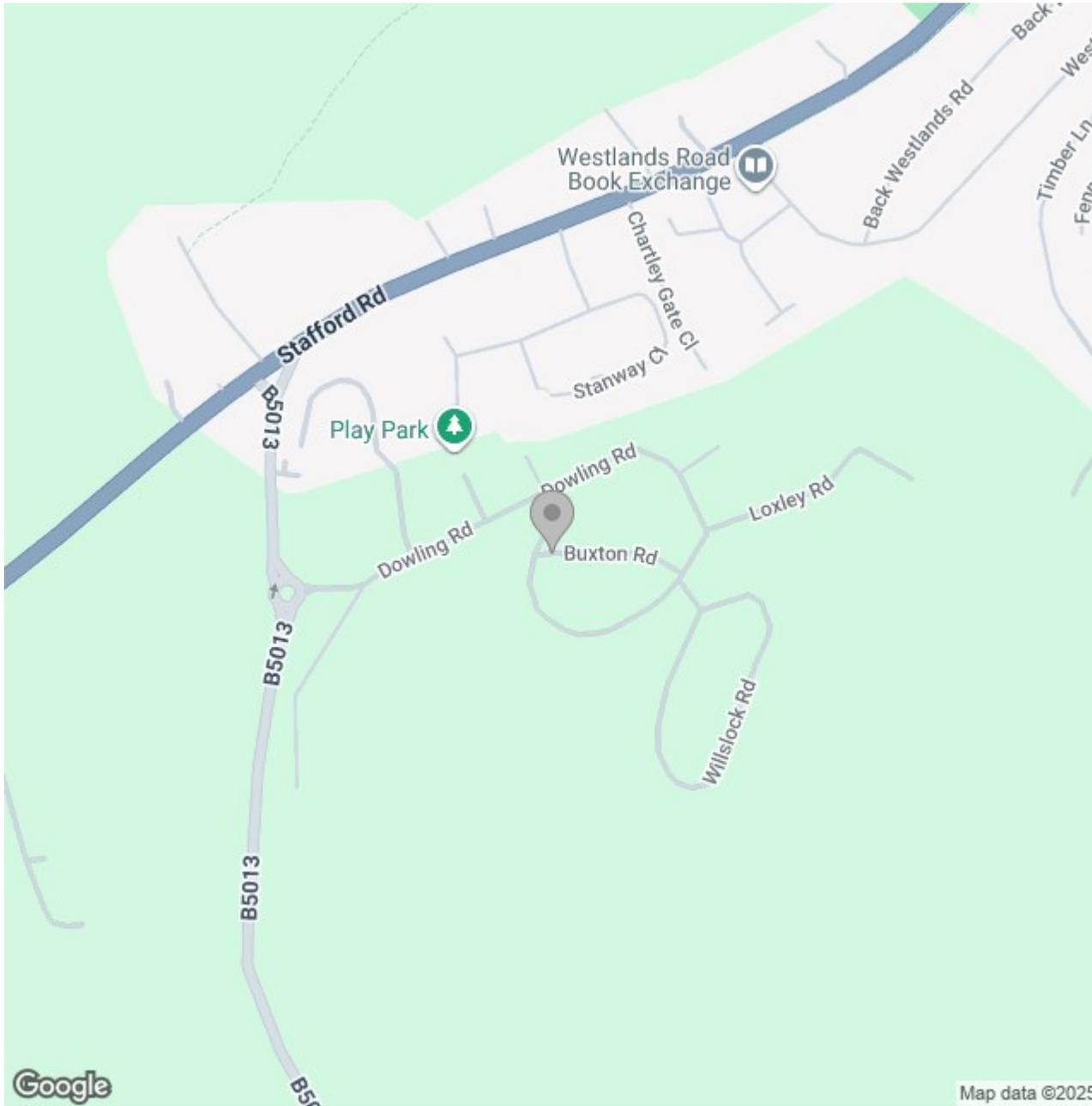
57.1 m<sup>2</sup>

615 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	