



Poplar Avenue
Nottingham

burchell
edwards



Property Description

The main house has been thoughtfully extended to provide generous and versatile living accommodation throughout. Upon entering, you are welcomed into a spacious entrance hall leading to a beautifully presented bay-fronted lounge, providing a bright and comfortable living space. The separate dining room offers an excellent setting for family meals and entertaining, while the fitted kitchen is supported by a practical utility room and a convenient downstairs WC with electric shower.

To the rear of the property, the impressive conservatory benefits from an insulated roof, creating a comfortable year-round living area with views over the garden and seamless access to the outdoor space.

The first floor hosts four well-proportioned bedrooms, all offering ample space for modern family living, together with a family bathroom serving the accommodation.

A standout feature of this home is the self-contained flat, complete with its own private entrance, offering flexible accommodation suited to a variety of needs. Whether used as an annex for relatives, a home office, or an income-generating opportunity, this space significantly enhances the property's appeal.

Further benefits include solar panels, helping to improve energy efficiency and reduce running costs.

Externally, the property enjoys established grounds outdoor space, while its detached position provides a sense of privacy and kerb appeal.

Entrance Hallway

A welcoming entrance hallway featuring stairs rising to the first-floor accommodation with useful under-stairs storage, providing practical space for household items, and benefiting from a radiator.

Lounge

A bay-fronted lounge accessed from the entrance hallway, having a front-facing uPVC double glazed bay window, gas fireplace and an arch-way leading through to the dining room.

Dining Room

leading off the lounge through an archway, the dining room benefits from one radiator, sliding doors opening into the conservatory, and a doorway providing access to the kitchen.

Conservatory

Accessed from the dining room, the conservatory benefits from one radiator, provides access to the utility room, and has doors leading out to the rear garden. Having an insulated roof.

Kitchen

Accessed from the dining room, the kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink with drainer and mixer tap. Further benefits include a built-in dishwasher and cooker.

Utility

Accessed from the conservatory and the kitchen, the utility room is fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink with drainer and mixer tap. There is space and plumbing for a washing machine and tumble dryer, space for a fridge freezer, and a door leading to the integral garage.

Landing

Having loft access with a partially boarded loft benefitting from power, an airing cupboard providing useful storage space, and doors leading to all first-floor accommodation. Having access to the flat.

Bedroom One

Having a front-facing uPVC double glazed window, built-in wardrobes providing useful storage space, and ample room for bedroom furniture.

Bedroom Two

Having a rear-facing uPVC double glazed window, one radiator, and ample space for bedroom furniture.

Bedroom Three

Having a front-facing uPVC double glazed window, one radiator, and the benefit of over-stairs storage.

Family Bathroom

Comprising a panelled bath with mains-fed shower over, low level WC, vanity wash hand basin, chrome heated towel rail, and a rear-facing obscured uPVC double glazed window.

Exterior

To the front of the property is a driveway with a dropped kerb leading to a garage with an up-and-over door. The property also benefits from CCTV. Side access is provided to the rear garden and bin storage area.

The rear garden is fully enclosed and features an artificial lawn, seating area and tiered layout. There are two garden sheds providing storage and an external water tap located at the side of the property.

Downstairs Wc

Accessed from the hallway and fitted with a low level WC, pedestal wash hand basin and

electric shower.

Self-Contained Flat

The self-contained flat is accessed via its own private entrance, with stairs leading up to the accommodation. The flat comprises an open-plan lounge/kitchen area with front and rear facing UPVC double glazed windows and one radiator. The kitchen is fitted with a range of wall and base units and includes space and plumbing for a washing machine.

Stairs rise from the living area to a mezzanine-style bedroom, benefiting from a Velux window.

The shower room is fitted with a low level WC, pedestal wash hand basin and corner electric shower.

Garage

Integral garage fitted with an up-and-over door to the front, with power and lighting connected. An internal door provides access to the utility room.

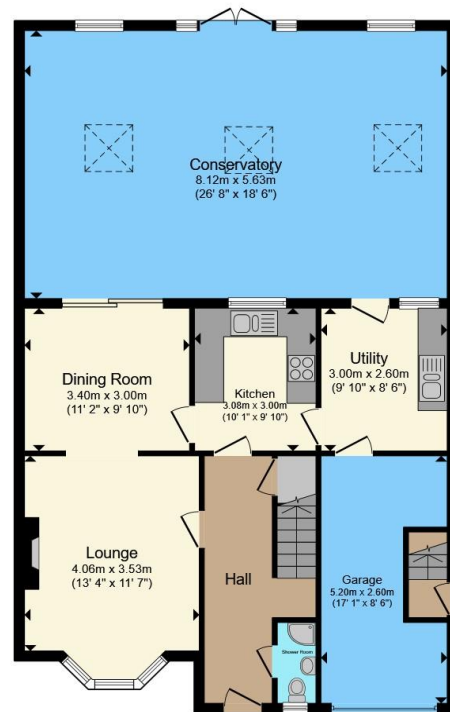
Agents Note

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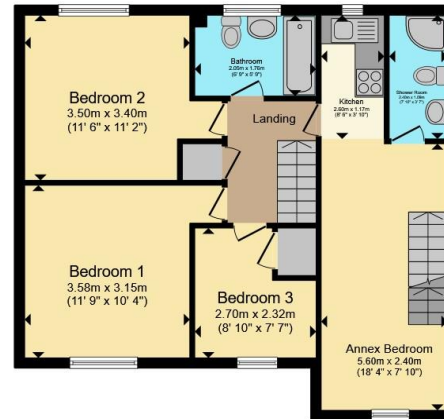




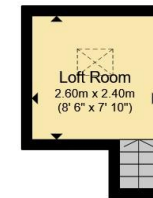




Ground Floor



First Floor



Second Floor

Total floor area 192.8 m² (2,076 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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 Band: C

Tenure: Freehold

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