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# The Poplars, Guilsborough, NN6 8PS

£695,000 Detached

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**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

**feefo**

Department: Sales

Tenure: Freehold







## Property Summary

This beautifully extended and much-improved detached home offers spacious and versatile accommodation, set in a peaceful location just a short stroll from the village primary and secondary schools, doctors surgery, and shop/post office.

## Features & Utilities

- ✓ Individual Detached House
- ✓ Extended & Improved
- ✓ Large Private Rear Garden
- ✓ Four Bedrooms
- ✓ Two En-Suites
- ✓ Three Reception Rooms
- ✓ Kitchen/Dining Room
- ✓ Utility & Cloakroom
- ✓ uPVC Double Glazing

# Property Overview

This beautifully extended and much-improved detached home offers spacious and versatile accommodation, set in a peaceful location just a short stroll from the village primary and secondary schools, doctor's surgery, and shop/post office.

The welcoming entrance hall leads to a cloakroom, a generous sitting room with an open fireplace, and a cosy family room-also with an open fireplace. A separate study provides space for two desks, ideal for working from home. The modern kitchen/dining room is well-appointed with built-in appliances and opens directly onto the garden, while a practical utility room adds convenience.

The main bedroom enjoys lovely views to the rear, along with a dressing room and en-suite bathroom. Bedroom two also benefits from rear views and its own en-suite shower room. Two additional bedrooms are served by a stylish family bathroom.

To the front, there's a lawned garden, driveway, detached double garage, bin store, and woodstore. The good size, private rear garden features a spacious paved sun terrace, lawn, fruit trees, flowering plants, and formal box hedging-ideal for relaxing or entertaining.

EPC Rating TBC. Council Tax Band G.

## GROUND FLOOR

### ENTRANCE HALL

### CLOAKROOM

### SITTING ROOM

### STUDY

### FAMILY ROOM

DINING AREA

KITCHEN

UTILITY ROOM

FIRST FLOOR

LANDING

BEDROOM ONE

DRESSING ROOM & EN-SUITE

BEDROOM TWO

EN-SUITE

BEDROOM THREE

BEDROOM FOUR

BATHROOM

OUTSIDE

FRONT GARDEN

DOUBLE GARAGE

REAR GARDEN

## MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band G

EPC Rating – D

Electricity Supply – Mains

Gas Supply – No Gas

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Electric Heating

Parking – Parking, Double Garage

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – Ask Agent

Rights and Easements – Ask Agent

## AGENTS NOTES

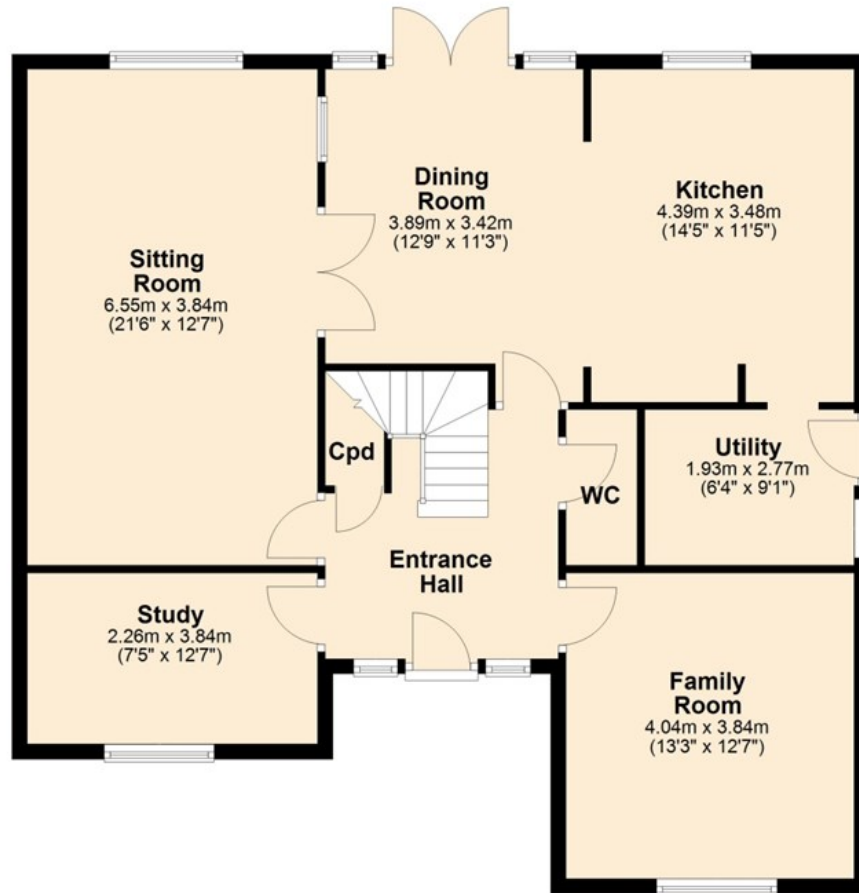
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any

intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan

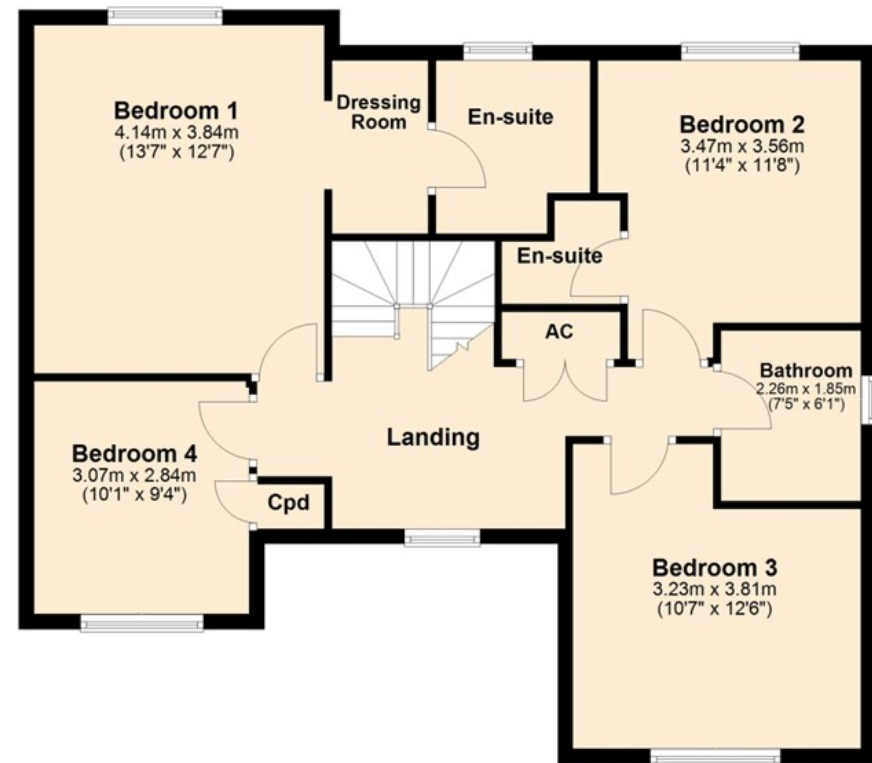
## Ground Floor

Approx. 99.8 sq. metres (1074.4 sq. feet)



## First Floor

Approx. 84.0 sq. metres (903.8 sq. feet)



Total area: approx. 183.8 sq. metres (1978.2 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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