



The Poppyfields, Collingham, Newark

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OLIVER REILLY



# The Poppyfields, Collingham, Newark

- IMPECCABLY PRESENTED BUNGALOW
- TWO DOUBLE BEDROOMS
- GENEROUS OPEN-PLAN LIVING/ DINING KITCHEN
- DRIVEWAY & GARAGE WITH ELECTRIC DOOR
- ACCESS TO BEAUFIELDS HOUSE- HOSTING A COMMUNAL LOUNGE & ACTIVITIES
- OVER 55'S DEVELOPMENT
- QUIET CUL-DE-SAC POSITION WITH PRIVATE OUTLOOK
- STYLISH BATHROOM & EN-SUITE SHOWER ROOM
- SOUTH-FACING REAR COURTYARD & COMMUNAL GARDENS
- DESIRABLE VILLAGE- FILLED WITH AMENITIES! Tenure: Freehold. EPC 'B' (84)

## PICTURE-PERFECT POPPYFIELDS!

Prepare to fall head over heels for this exceptional link-detached bungalow, occupying arguably one of the most desirable positions within the attractive Poppyfields over-55s development. Boasting a peaceful and private front outlook, this IMMACULATE HOME enjoys a prime setting in a highly sought-after village with excellent transport links, an array of amenities, and a welcoming community.

If you're looking for a lifestyle as well as a home, your search ends here! Residents benefit from exclusive access to the thriving community hub, Beaufields House, which offers spacious communal facilities and a variety of regular social activities, creating a vibrant and friendly neighbourhood.

Constructed in 2021 and presented in true SHOWHOME CONDITION! This beautifully appointed bungalow offers BRIGHT, SPACIOUS & FREE-FLOWING accommodation, comprising: Inviting reception hall, a FABULOUS DUAL-ASPECT OPEN-PLAN LIVING/ DINING KITCHEN, a separate utility room, two DOUBLE bedrooms, a stylish family bathroom and an EN-SUITE SHOWER ROOM to the master bedroom.

Outside, the enviable position speaks for itself! To the front, a charming seating area provides the perfect spot to enjoy the peaceful surroundings, while a block-paved driveway leads to a sizeable garage via an electric door, with power & lighting.

To the rear, the delightful SOUTH-FACING COURTYARD offers an attractive, low-maintenance retreat, with pleasant views across the beautifully maintained communal gardens.

Further benefits include double glazing, a highly efficient Grant Aeron 6kW air-to-water heat pump, the remainder of the new home warranty, superfast broadband and an impressive EPC rating of B, ensuring excellent energy efficiency.

SETTING THE STANDARD!.. For modern over-55s living, this outstanding home combines quality, comfort, and community in equal measure. Presented in EXCELLENT condition, this is a property that simply MUST BE VIEWED to be appreciated!



## Asking Price: £280,000



**RECEPTION HALL:** 11'5 x 10'1 (3.48m x 3.07m)  
Max measurements provided.

**OPEN-PLAN LIVING/DINING KITCHEN:** 20'8 x 16'1 (6.30m x 4.90m)  
This lovely dual-aspect space provides a stylish fitted kitchen, hosting a range of Hotpoint appliances, including an integrated fridge freezer, single oven, electric hob and extractor hood. There is also a (Whirlpool) slimline dishwasher. Max measurements provided.

**MASTER BEDROOM:** 17'7 x 9'10 (5.36m x 3.00m)  
Max measurements provided.

**EN-SUITE SHOWER ROOM:** 7'4 x 5'6 (2.24m x 1.68m)  
**BEDROOM TWO:** 9'9 x 8'8 (2.97m x 2.64m)

**STYLISH BATHROOM:** 8'9 x 5'6 (2.67m x 1.68m)

**GARAGE:** 18'9 x 10'5 (5.72m x 3.18m)  
Accessed via an electric up/ over garage door. Equipped with power, lighting and a cold water tap. Useful over-head eaves storage space. A rear personal door gives access out to the low-maintenance rear courtyard and over to the communal gardens.

**EXTERNALLY:**  
This attractive link-detached bungalow is peacefully positioned at the end of a quiet cul-de-sac and enjoys an unspoilt green outlook to the front. A block-paved pathway leads to the entrance door, which is sheltered by a tiled storm canopy with an external downlight above. There is also convenient access to the concealed electricity meter box. The front pathway provides an attractive seating area overlooking the well-maintained communal lawn and established trees. The block-paved driveway leads to the garage, which benefits from an electric up-and-over door. To the rear, the property enjoys a beautifully presented, low-maintenance courtyard, predominantly block paved with a section of decorative gravel to create a relaxing seating area. The courtyard also features an external light and offers ample space/ provision for a selection of potted plants and shrubs. Beyond the courtyard, the bungalow enjoys delightful views over the well-tended communal gardens, which are mainly laid to lawn and enhanced by a variety of established bushes, shrubs and raised plant beds. A tarmac pathway provides easy access to Beaufields House, creating a pleasant and peaceful setting, that really instills the community-feel from the outset.



### Additional Features:

- Wall-mounted TV socket box pre-installed in lounge.
- 24/7 extractor fans in kitchen, bathrooms and utility.
- Two electric smoke alarms
- Wide doorways and low light switches for wheelchair users.

### Approximate Size: 935 Square Ft.

Measurements are approximate and for guidance only.

### Services:

Mains water, drainage, and electricity (via smart-meter) are all connected. The property also provides a 'GRANT AERONA' 6KW AIR-TO-WATER HEAT PUMP with radiators and a hot water tank (pump installed August 2023; seven year warranty). There is a double glazing throughout, with safety/security catches.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

### Broadband Connectivity:

Superfast fibre broadband is available.

### Tenure: Freehold.

Sold with vacant possession on completion.

### Residents Service Charge:

There is a service charge payment of £656.86 for year ending 31st March 2027. This can be paid in monthly installments. Residents will have full access to all communal facilities, located in Beaufields House- Which hosts a large communal lounge with kitchen area, a hobbies room and a guest suite (with twin beds & private bathroom) which can be pre-booked for overnight visits. There is a beautifully tended communal gardens with raised flower beds, a garden tool store and allotment. The service charge also covers up-keep/ maintenance of the communal gardens and pathways, roads, street-lighting, insurance and employment of a caretaker.

PLEASE NOTE: The developer intends to transfer the management company to residents in 2026. All property owners will be a member of the company and have control over the finances. The first AGM for the transfer was on 25/06/26 where nine residents were appointed as directors.

### Local Authority:

Newark & Sherwood District Council.

### Council Tax: Band 'C'

### EPC: Energy Performance Rating: 'B' (84)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.



**New Build Warranty:**

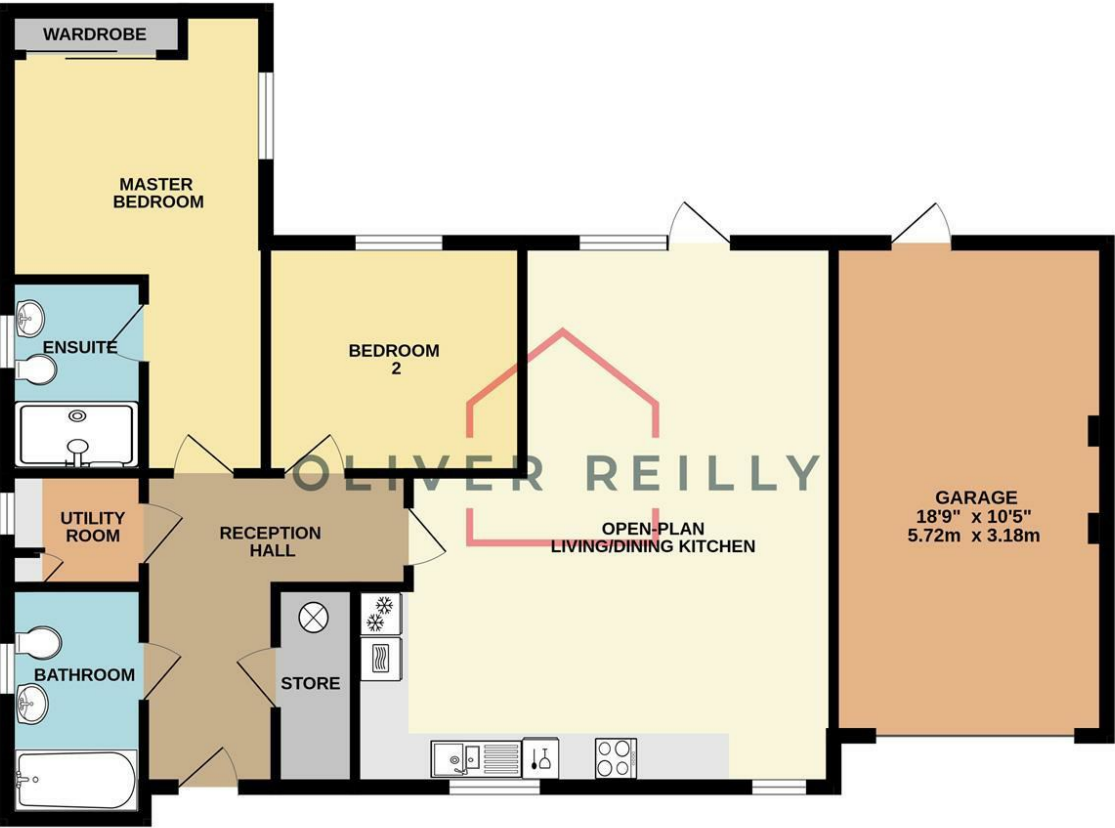
This property benefits from a 10 year new build warranty, valid until April 2031.

**Beaufields House Activities:**

There is a hive of activity at Beaufields House, on a weekly basis. Enjoying regular activities such as an Art class, board and card games, choir practice, a gardening group, Pilates and Friday coffee mornings. There are also annual events including a summer garden party and Christmas carols with food and drink.

**Local Information & Amenities:**

The highly desirable village of Collingham is located approximately 6 miles away from Newark-on-Trent, where there is a fast track railway link to LONDON KINGS CROSS STATION FROM NEWARK NORTH GATE STATION in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station. The village itself has a vast and growing community that offers a wide range of amenities, rarely available in other surrounding areas. There is a highly regarded Primary School (John Blow), along with being situated in the catchment area for a wide range of secondary schools, two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. The village also provides excellent access onto the A46 for Lincoln and Newark. There is a railway service to Lincoln, Newark and Nottingham. A regular bus service to Newark and surrounding areas. The village also has a popular Football Club, Cricket Club and Tennis Courts, along with many other clubs. Two Churches and a Methodist Chapel.



**Viewing Arrangements:**

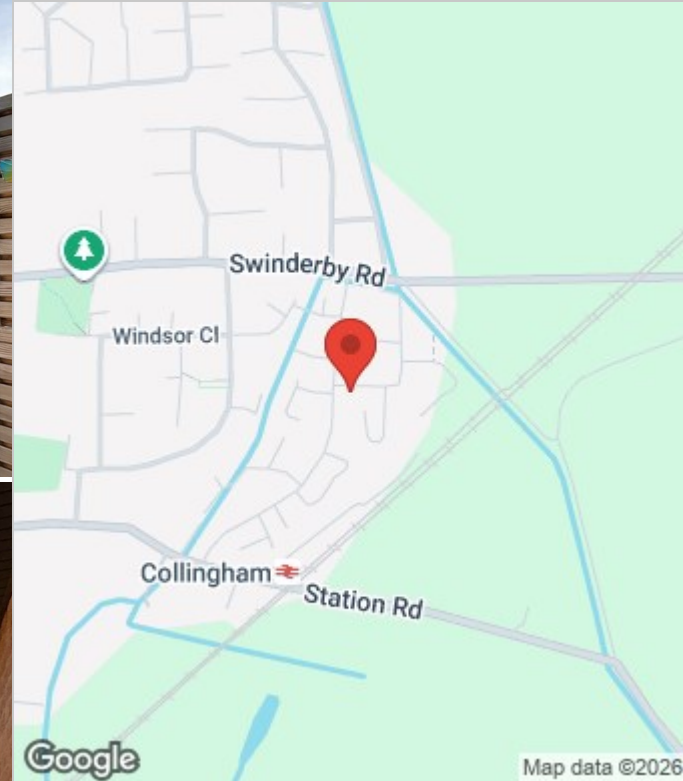
Strictly by appointment only through the agent. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

**Money Laundering Regulations:**

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>98</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 |           |                                                                                                               |
| England & Wales                             |           | EU Directive 2002/91/EC  |

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