



**paul fox**  
the family estate agents

Price Guide  
**£300,000**

EPC Rating: C

# 17 Poppyfield Way

Brigg, North Lincolnshire, DN20 8FG  
4 bedroom Detached House



- ✓ A DESIRABLE MODERN DETACHED FAMILY HOME
- ✓ 2 RECEPTION ROOMS
- ✓ STYLISH OPEN PLAN FITTED KITCHEN DINER & UTILITY
- ✓ 4 DOUBLE BEDROOMS
- ✓ TWO EN-SUITES & FAMILY BATHROOM
- ✓ PRIVATE ENCLOSED REAR GARDEN



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A superbly presented and well proportioned detached family home, offering extremely versatile accommodation split over 3 floors, thought ideal for a growing family that must be viewed internally to fully appreciate. The property is situated within a highly desirable modern development that provides ease of access into the ever popular market town of Brigg. The accommodation comprises;

## FRONT ENTRANCE HALLWAY

Includes a front uPVC double glazed entrance door with inset patterned glazing and adjoining sidelights, a single flight staircase leads to the first floor accommodation with open spell balustrading and matching newel posts, attractive oak strip flooring, wall to ceiling coving and internal doors which allows access off to;



## CLOAKROOM

Measures approx. 0.84m x 1.64m (2' 9" x 5' 5"). With a two piece suite in white comprising of a low flush WC and a corner wash hand basin.

## FINE MAIN LIVING ROOM

Measures approx. 3.35m x 5m (11' 0" x 16' 5"). With a front bow uPVC double glazed window, wall to ceiling coving, TV input, a feature gas coal effect fireplace with a projecting stone effect hearth with matching backing, surround and mantel and twin internal doors allowing access through to;



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## OPEN PLAN DINING KITCHEN

Measures approx. 6.33m x 3.1m (20' 9" x 10' 2"). Includes a dual aspect with rear and side uPVC double glazed window with a further uPVC double glazed entrance door with adjoining sidelights allowing access to the rear patio. The kitchen enjoys a range of contemporary gloss fronted with handleless low level units, drawer units and wall units with a patterned working top surface incorporating a one and a half sink bowl unit with block mixer tap and drainer to the side, built-in four ring electric Lamona hob with further matching oven and grill above with adjoining inset microwave, led plinth lighting, integrated fridge freezer, downlighting to the plinths, plumbing for a dishwasher, attractive tiled flooring, wall to ceiling coving, modern inset ceiling spotlights and an internal door which allows access into;



## UTILITY ROOM

With a rear uPVC double glazed entrance door with inset patterned glazing and further matching units to the kitchen, a patterned working top surface with tiled splash backs incorporating a circular stainless steel sink unit and plumbing for an automatic washing machine, space for an undercounter tumble dryer and continuation of tiled flooring.



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## SITTING ROOM

Measures approx. 2.6m x 4.99m (8' 6" x 16' 4"). With a front uPVC double glazed window, wall to ceiling coving, TV input and a spacious storage room that houses a modern gas combi boiler.

## SPACIOUS FIRST FLOOR LANDING

With a rear uPVC double glazed window, built-in storage cupboard, a further dog legged staircase leads to the second floor accommodation with open spell balustrading and matching newel post, a handy office/study area, inset ceiling spotlights and internal doors allowing access off to;

## FRONT DOUBLE BEDROOM 2

Measures approx. 4.33m x 3.38m (14' 2" x 11' 1"). With a front uPVC double glazed window, two twin built-in storage cupboards and an internal door which allows access through to;

## MODERN EN-SUITE SHOWER ROOM

Measures approx. 1.84m x 2m (6' 0" x 6' 7"). With a front uPVC double glazed window with frosted glazing, a three piece suite comprising a single walk-in shower cubicle with overhead main shower, a low flush WC and a vanity wash hand basin with patterned working top and twin shaker style units in navy below, vinyl flooring and an extractor fan.



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## FRONT DOUBLE BEDROOM 3

Measures approx. 4.33m x 3.6m (14' 2" x 11' 10"). With a front uPVC double glazed window and wall to ceiling coving.

## REAR DOUBLE BEDROOM 4

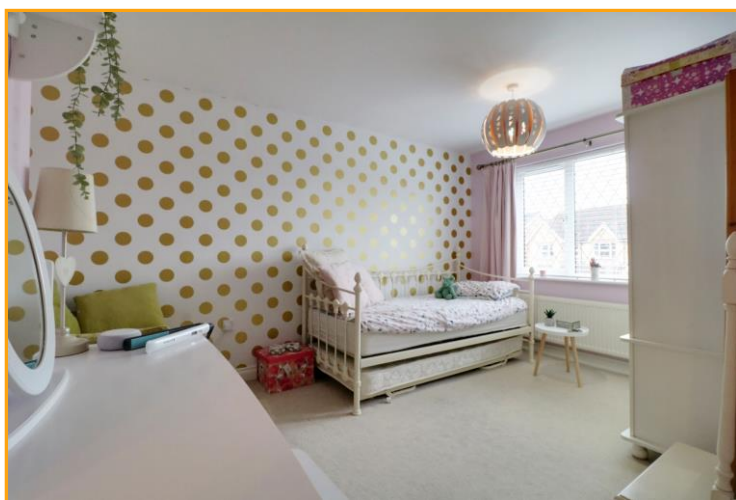
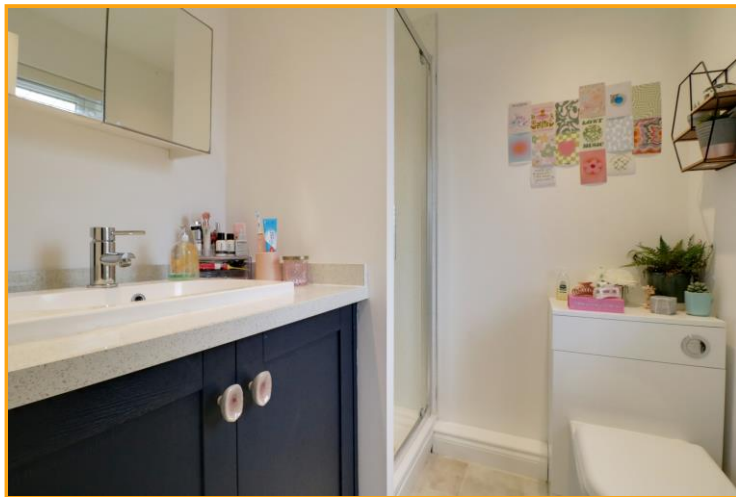
Measures approx. 2.83m x 3.33m (9' 3" x 10' 11"). With a rear uPVC double glazed window and laminate flooring.

## MAIN FAMILY BATHROOM

Measures approx. 1.68m x 2.34m (5' 6" x 7' 8"). With a rear uPVC double glazed window with frosted glazing and a three piece suite in white comprising a panelled bath with overhead chrome shower attachment with glazed screen and tiled splash backs, a low flush WC and a pedestal wash hand basin with further partly tiled walls, vinyl flooring, inset ceiling spotlights and extractor fan.

## MASTER BEDROOM 1

Measures approx. 3.78m x 4.23m (12' 5" x 13' 11"). With two twin rear Velux skylights, storage in the eaves and internal doors which allow access through to a handy walk-in wardrobe and a further stylish master en-suite bathroom.



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## STYLISH MASTER EN-SUITE BATHROOM

Measures approx. 2m x 3.51m (6' 7" x 11' 6"). With a rear Velux skylight and a 4 piece suite comprising of a low flush WC, an oval vanity wash hand basin with gloss fronted handleless low level matching units with a quartz style working top surface with matching uprising, a wall mounted chrome towel heater, a single walk-in shower cubicle with overhead chrome main shower with glazed door, tiled splash backs, inset ceiling spotlights, a double ended panelled bath with further tiled splash backs, vinyl flooring and extractor fan.

## GROUNDS

The rear of the property enjoys a private enclosed lawned garden with surrounding secure fencing, decorative gravelled borders, a block paved patio, raised decked seating area and a timber summer house. Access leads down the side of the property via a hardstanding pathway through a secure side garden gate. The front of the property provides a block laid driveway which allows off street parking for a number of vehicles and leads to the front entrance.



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## SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

## CENTRAL HEATING

The property has a modern gas fired central heating system to radiators.

## DOUBLE GLAZING

The property benefits from full UPVC double glazed windows and doors

## \*\*IMPORTANT\*\*

### PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

## THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.



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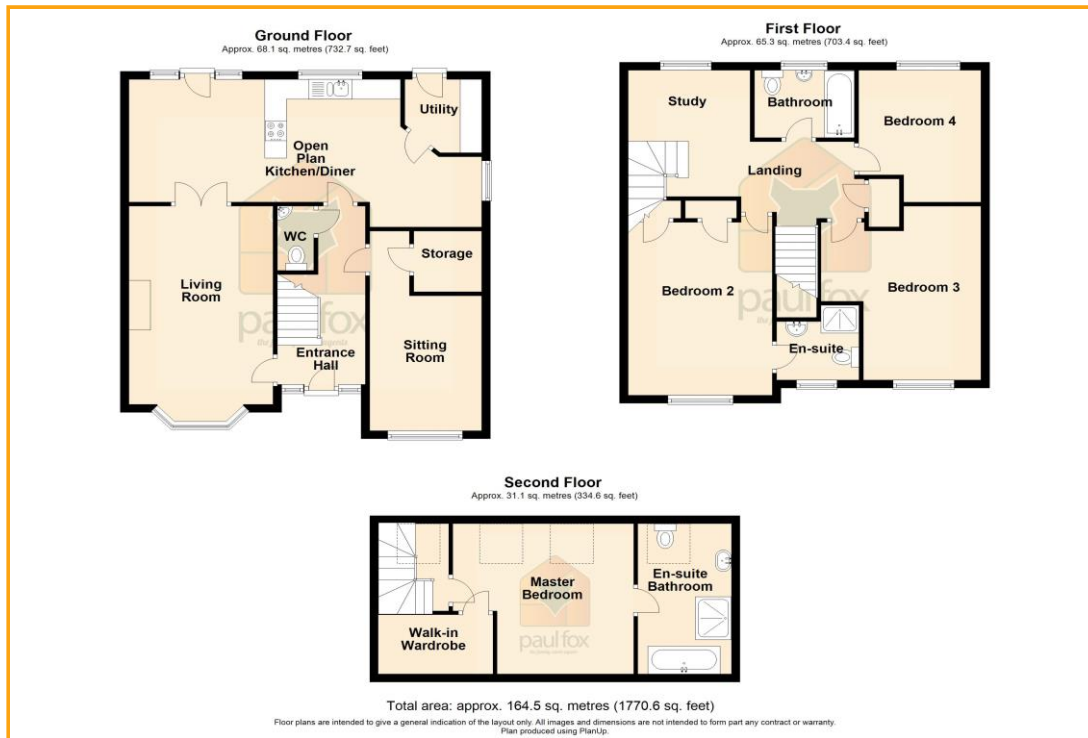


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