



15 Poplar Avenue, Sherwood, NG5 1DJ  
£250,000





# 15 Poplar Avenue Sherwood, NG5 1DJ

- Quiet cul de sac
- New boiler in 2023
- Surround sound ceiling speakers in living room
- EV charger
- Boarded loft
- Tiered rear garden with summer fruit beds
- Downstairs W/C
- Modern full-width kitchen diner

A modern three bedroom detached house in a cu-de-sac location, with attached garage, modern bathroom with under-floor heating, spacious living room and a full width modern kitchen diner. Tiered rear garden with fruit beds, UPVC double glazing throughout and central heating with combination boiler installed in 2023!

£250,000



## Overview

Poplar Avenue is a quiet modern cul-de-sac just off Teesdale Road, which itself is a no-through road, and yet located within easy reach of excellent local amenities and main road links, including a doctors surgery, post office and various supermarkets including a Tesco express and Sainsbury's local. Sherwood's thriving shopping area is also just a few minutes drive away, offering a wide variety of local independent retailers, cafe's, bars and restaurants. As a result, this home offers both peaceful surroundings and practicality.

Upon entering, you are welcomed into the hallway, which has a downstairs toilet and access through to the spacious living room, with wood flooring, open-plan stairs and ceiling mounted surround sound speakers, fantastic for watching movies! The modern rear kitchen diner is a highlight of the home, equipped with integrated oven & hob, with access leading out to the garden.

Upstairs there are three bedrooms and a modern bathroom with in white, with rain shower over the bath, contrasting slate coloured wall and floor tiling with under-floor heating.

Externally, there is a driveway providing off-street parking, an electric vehicle charging point, and an attached garage with light, power, roof storage, plumbing for washing machine and a Main combination boiler installed in 2023 (with remaining warranty). The rear garden is enclosed and tiered, with a paved patio, steps to a lawned area and established fruit beds.

## Entrance Hall

With UPVC double-glazed front entrance door, RCD board, wood flooring continuing through to the living room and access to the downstairs toilet.



## Downstairs Toilet

Dual flush toilet and a pedestal wash basin with tiled splashback. Tiled floor, chrome ladder towel rail and UPVC double-glazed front window.

## Living Room

Open-plan staircase leading to the first floor, UPVC double-glazed oriel bay window to the front, surround sound ceiling speakers, two radiators and glazed panel door through to the kitchen diner.

## Kitchen Diner

Fitted with a range of wall and base units with dark wood-effect worktops, tiled splashbacks, electric oven, four-ring gas hob and extractor. Tiled floor, two UPVC double-glazed windows and door to the rear garden.

## First Floor Landing

UPVC double-glazed side window and loft access with ladder leading to a boarded loft.

## Bedroom 1

UPVC double-glazed front window and radiator.

## Bedroom 2

UPVC double-glazed rear window and radiator.

## Bedroom 3

UPVC double-glazed front window, radiator and over-stair cupboard.

## Bathroom

Full-height slate-effect wall tiling to three walls and matching tiled floor with under-floor heating. Suite comprising bath with glass screen, fixed rain shower with separate mixer, pedestal wash basin and dual flush toilet. Underfloor heating, chrome ladder towel rail, LED downlights, extractor fan and UPVC double-glazed rear window.

## Outside

Driveway to the front with electric vehicle charging point and up-and-over door to the garage. The garage has a pitched tiled roof, light, power, plumbing for washing machine and Main combination gas boiler (installed 2023, with remaining warranty). Rear door to the garden.

The rear garden is enclosed and tiered, with a paved patio area, steps leading to a lawn and established fruit beds.

## Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City - Band C

PROPERTY CONSTRUCTION: - Timber Framed

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low

ASBESTOS PRESENT: no

ANY KNOWN EXTERNAL FACTORS: no

LOCATION OF BOILER: garage

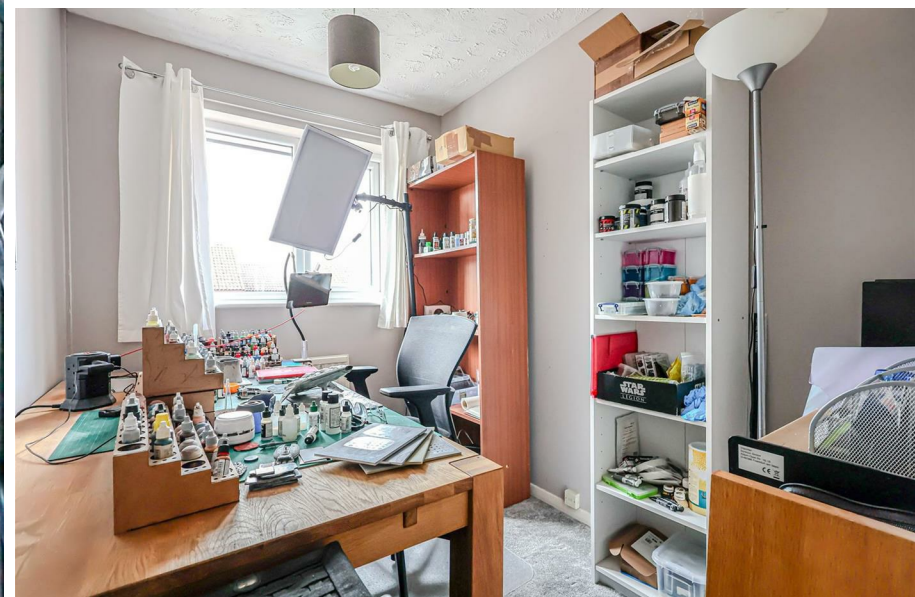
UTILITIES - mains gas, electric, water and sewerage.







MAINS GAS PROVIDER: Octopus  
MAINS ELECTRICITY PROVIDER: Octopus  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: yes  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: Yes  
ACCESS AND SAFETY INFORMATION: level access





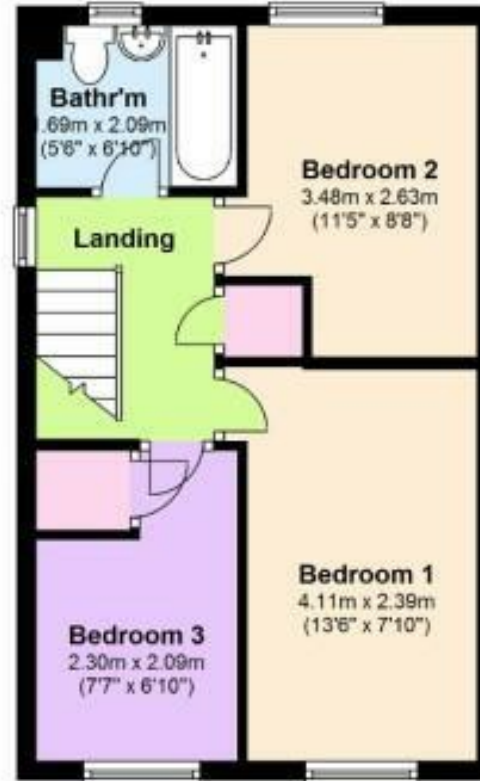
## Ground Floor

Approx. 51.6 sq. metres (555.8 sq. feet)




## First Floor

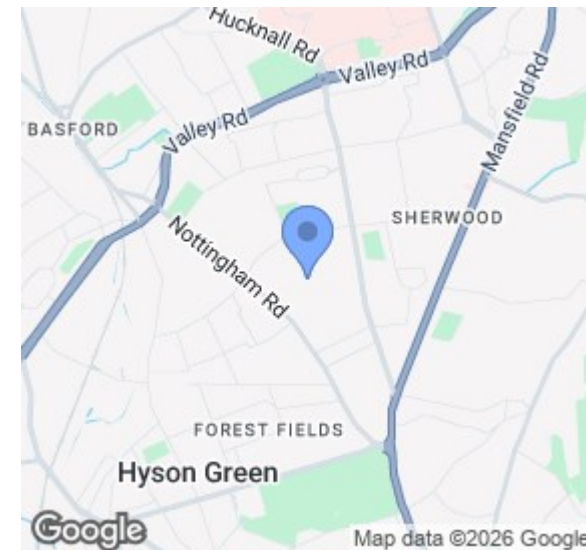
Approx. 35.1 sq. metres (378.1 sq. feet)



Total area: approx. 86.8 sq. metres (933.9 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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 	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU  
0115 953 6644  
sales@marriotts.net

www.Marriotts.net

