



25 The Poppyfields  
Collingham, Newark, NG23 7SE

£270,000





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NOT JUST A HOME BUT A COMMUNITY. This incredible two-bedroom bungalow is sure to impress from the moment you step inside. Boasting a well-presented and spacious interior, this home is an exceptional find.

The Poppyfields is an over 55-only development built only 3 1/2 years ago with access to communal facilities in Beaufields House.

Upon entry to the bungalow, you will appreciate the spacious entrance hallway with storage facilities and loft access, access to the utility room, family bathroom, master bedroom with Ensuite, and second bedroom. The real heart of the home is the fantastic open-plan Lounge/Kitchen & Dining room, this versatile room is the perfect setting for entertaining family and friends. The kitchen includes an oven, hob with extractor hood, Fridge freezer, and dishwasher.

The front of the property is low maintenance, which is mainly laid to lawn with a block paved pathway, leading to a large single garage. To the rear of the property is an idyllic private courtyard that overlooks the beautiful communal gardens, a bonus is the courtyard is south-facing!

As a resident of The Beaufields, you will have full access to excellent communal facilities including a residents' lounge, a hobbies room, the community gardens, and community allotments. The grounds are always beautifully maintained and attractively landscaped, there is a warm welcome waiting for you in the coffee lounge.

A few words the current vendor used to describe living here - Peaceful, quiet, respectful, a real community!

Located in the much sought-after village of Collingham, the property has access to many amenities within walking distance including doctors' surgery, dental practice, Pharmacy, Post office, Co-op supermarket, coffee shop, butcher's, hairdresser's, pub and on a regular bus route. Nearby Collingham railway station provides regular links to Lincoln, Newark & Nottingham.







**Kitchen/Lounge/Diner**  
20'7" x 18'02" (6.27m x 5.54m)

**Utility Room**  
5'6" x 4'2" (1.70 x 1.29)

**Bathroom**  
8'9" x 5'6" (2.69 x 1.70)

**Master Bedroom**  
17'8" x 9'11" (5.38m x 3.02m)

**Bedroom 2**  
9'9" x 9'6" (2.99 x 2.92)

**Entrance Hallway**  
11'05" x 4'11" (3.48m x 1.50m)

**Garage**  
18'10" x 10'5" (5.76 x 3.20)





## Floor Plan



## Viewing

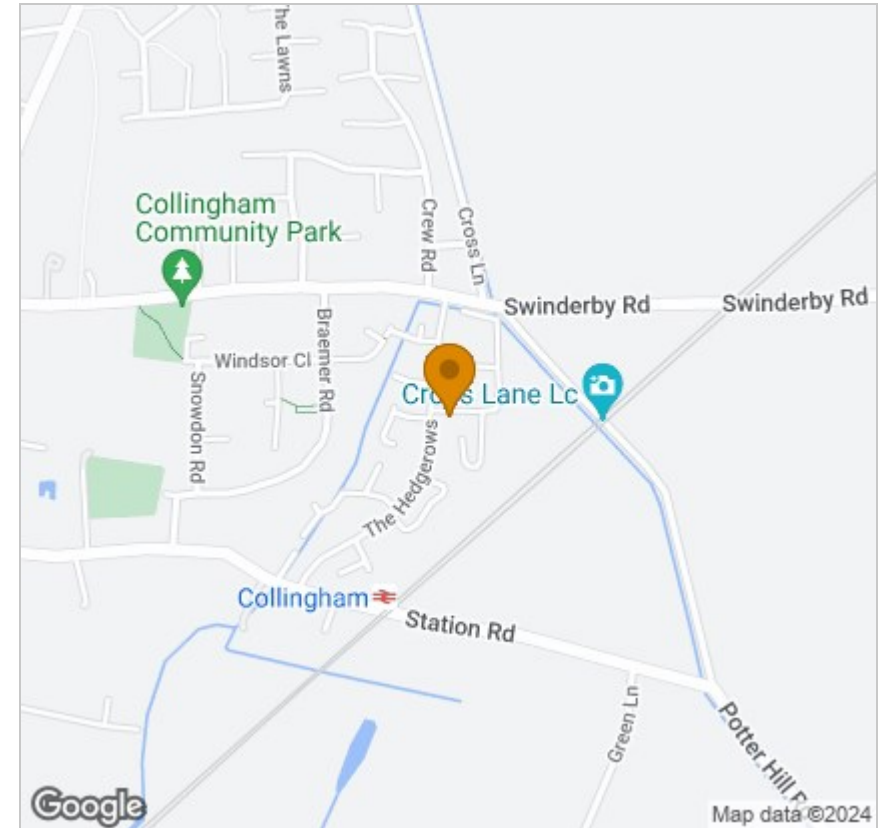
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## Area Map



## Energy Efficiency Graph

