



Poplar Way, Ickford - HP18 9GQ

Guide Price £550,000

 **TIM RUSS**
& Company



Poplar Way

Ickford, Buckinghamshire

- Exceptional four-bedroom semi-detached family home built in 2023 by Deanfield Homes
- Situated in the highly sought-after and well-connected village of Ickford
- Beautifully presented throughout with stylish, timeless interior enhancements
- Bright and spacious sitting room & underfloor heating throughout ground floor.
- Contemporary kitchen/breakfast room ideal for modern family living
- Principal bedroom with en-suite shower room plus a stylish family bathroom
- Landscaped rear garden with enclosed storage area behind the car port
- Driveway parking for two cars, car port, EV charger and remaining NHBC warranty



Poplar Way

Ickford, Buckinghamshire

Situated in the sought-after and well-connected village of Ickford, this exceptional four-bedroom semi-detached home offers stylish contemporary living in a beautiful setting. Built in 2023 by Deanfield Homes, the property showcases high-quality throughout and benefits from a 10-year NHBC warranty.

The owners have enhanced the home with elegant, timeless touches, including attractive wall panelling in many of the rooms, adding character and warmth. The bright and inviting sitting room reflects the home's refined & comfortable atmosphere, while the presentation is immaculate, creating a fresh, light-filled, welcoming environment.

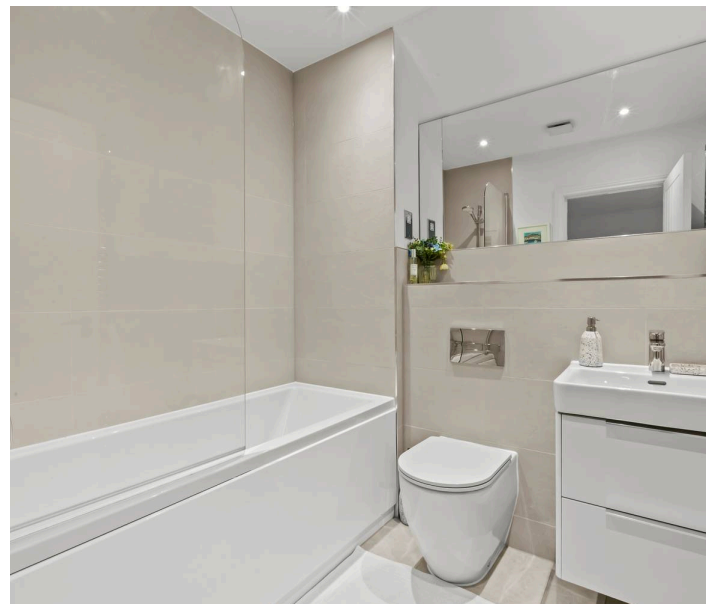
The accommodation comprises a welcoming hallway leading into the impressive kitchen/breakfast room and spacious sitting room, both designed for family living and entertaining. Doors open directly onto the beautifully landscaped rear garden, providing excellent indoor-outdoor flow. A downstairs cloakroom and utility area complete the ground floor accommodation.

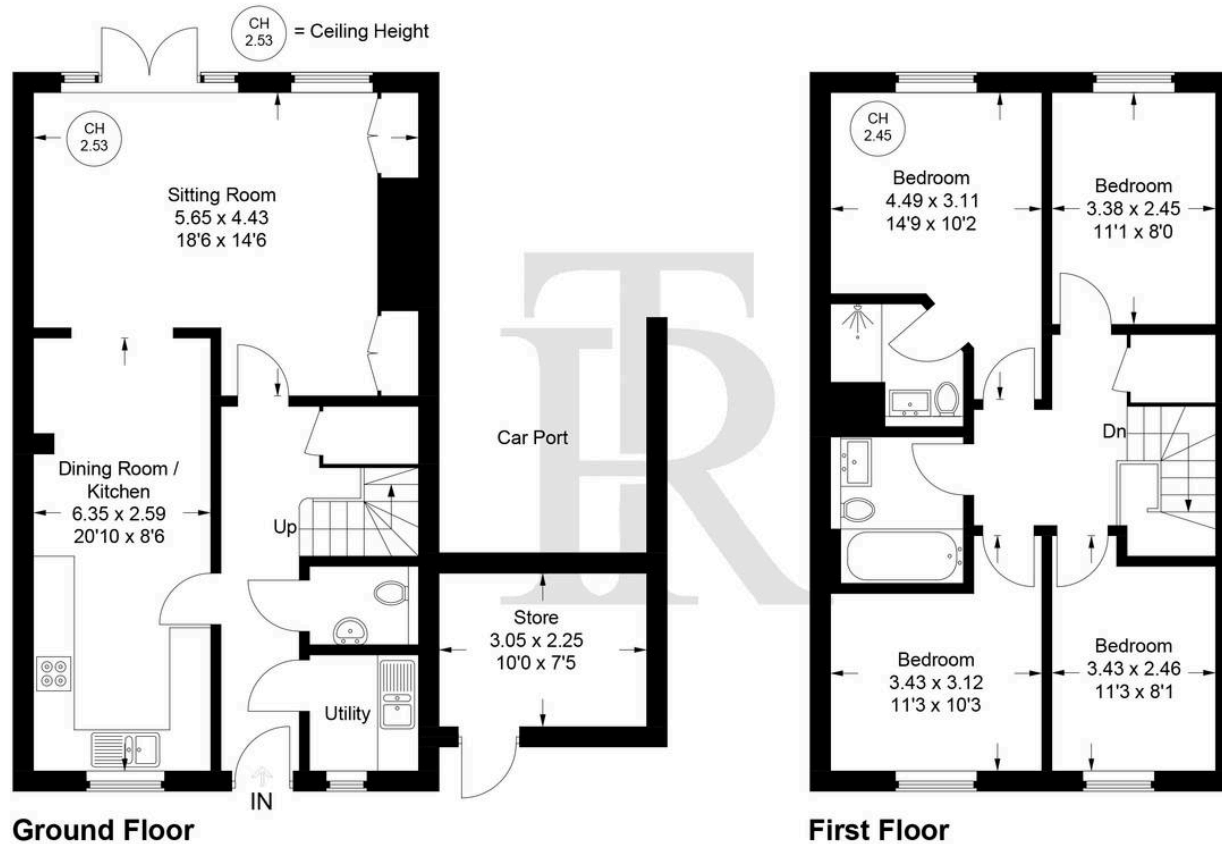
To the first floor are four well-proportioned bedrooms, the principal bedroom with en-suite shower room, together with a stylish family bathroom.

Externally, the property enjoys excellent kerb appeal, with off-street parking for two vehicles, a car port and EV charging point. The rear garden has been landscaped and meticulously maintained, while part of the area behind the car port has been enclosed to create a useful storage space, ideal for garden furniture and outdoor equipment.

Council Tax band: E EPC: C Tenure: Freehold

EPC Envir





48 Poplar Way, HP18 9GQ

Approximate Gross Internal Area
 Ground Floor = 56.7 sq m / 610 sq ft
 First Floor = 56.2 sq m / 605 sq ft
 Store = 7.0 sq m / 75 sq ft
 Total = 119.9 sq m / 1290 sq ft
 (Excluding Car Port)

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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