

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

5 POPLAR PLACE MORPETH NE61 3BR



- Large Detached Family Home
- Open Plan Kitchen Dining & Family Area
- Gardens, Double Garage & Driveway
- Council Tax Band: F
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Lounge, Home Office & Dining Room
- Four Double Bedrooms, Three Bathrooms
- EPC: B
- Tenure: Freehold

Price £520,000

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Welcome to Poplar Place, Morpeth - a stunning detached house, boasting three reception rooms, an open plan kitchen diner, four bedrooms, and three bathrooms. This property offers superb space for families and those needing space to work from home.

As you step in, you are greeted by a spacious hallway providing access to an office/home study, lounge, dining/play room, ground floor wc and a spacious kitchen diner and living area with separate utility room. The layout provides a seamless flow from one room to another, creating a warm and inviting atmosphere throughout.

Upstairs, you will find an extensive master bedroom with ensuite bathroom/wc, a guest bedroom with ensuite/wc and bedrooms three and four, both doubles, sharing a bathroom/wc and dressing area with fitted wardrobes.

Externally the property occupies a large site with a good size garden, parking and integrated double garage.

St Andrews Gardens is in a convenient location for access to Morpeth Town centre with its excellent range of amenities including a train station, and those commuting by car will benefit from good proximity to the A1.

ENTRANCE HALLWAY

Entrance door to the front leading to a welcoming hallway with radiator, storage cupboard and stairs to the first floor.



GROUND FLOOR W.C.

Fitted with a wc, wash hand basin and extractor fan and radiator.

HOME OFFICE/STUDY

A must have for many households, with ample workspace, a double glazed window to the front and radiator.



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DINING ROOM / PLAY ROOM

10'5" x 13'7" (3.180 x 4.160)

A versatile room in addition to the ample dining space in the kitchen, currently used as a play room. To the front elevation with double glazed window to the front and radiator.



LOUNGE

16'1" m x 15'3" maximum measurements (4.906 m x 4.670m maximum measurements)

A spacious main reception room with double glazed french doors to the rear garden and radiator.



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OPEN PLAN KITCHEN DINER & FAMILY AREA

26'6" x 11'8" maximum measurement (8.1 x 3.56 maximum measurement)

An impressive and family friendly space with a fitted kitchen comprising of wall and base units with coordinating work tops and central island with breakfast bar, a sink drainer unit with mixer tap and integrated appliances to include a double oven, hob and extractor fan, fridge freezer and dishwasher. There are double glazed windows and french doors to the rear garden allowing lots of natural light and there is ample space for a dining area and sofa/tv area.



ADDITIONAL IMAGE



ADDITIONAL IMAGE

UTILITY ROOM

5'6" x 8'4" (1.685 x 2.565)

Fitted with wall and base units, plumbing for washing machine and sink drainer unit with mixer tap, external door to the rear garden and access to the double garage.

FIRST FLOOR LANDING

Double glazed window to the side.

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MASTER BEDROOM

21'3" x 17'2" including wardrobes (6.490 x 5.240 including wardrobes)

A luxuriously large master bedroom with two double glazed dormer windows to the front, radiator and a full wall width of fitted wardrobes.



ENSUITE BATHROOM/WC

Fitted with a wc, wash hand basin, panelled bath and a mains shower in separate cubicle. Double glazed window to the rear, radiator and extractor fan.



GUEST BEDROOM

14'2" x 12'4" (4.340 x 3.780)

A spacious double bedroom with double glazed window and radiator.



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ENSUITE

Fitted with a wc, wash hand basin and shower. Double glazed window, radiator and extractor fan.



BEDROOM THREE

9'8" x 10'8" (2.960 x 3.260)

Double glazed window and radiator and has jack and jill access to a dressing room and ensuite shower room/wc shared with bedroom four.



ENSUITE AND DRESSING ROOM

Double glazed window and radiator and has jack and jill access to a dressing room and ensuite shower room/wc shared with bedroom four.



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ADDITIONAL IMAGE



BEDROOM FOUR

8'5" x 10'5" (2.590 x 3.200)

Double glazed window and radiator. Again, this bedroom has access to the dressing room and ensuite shower room/wc shared with bedroom three.



EXTERNALLY

The property occupies a generous site with a large lawned area and patio from the lounge at the rear. The front of the property has a double driveway for off street parking, providing access to the double garage.



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ADDITIONAL IMAGE



GARAGE

An attached double garage with two up and over doors, power and lighting.

GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Mains GCH

Broadband and Mobile - Available - excluding Ultrafast broadband. Mobile - Limited to None. Ofcom Broadband & Mobile Checker May 2024).

Flood Risk - Rivers & Sea - Very Low Risk. Surface Water - Very Low risk. Source gov.uk May 2024.

Planning Permission - There are no current active planning permissions for Poplar Place. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked May 2024.

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on a coalfield. Your legal advisor will be able to advise you of any implications of this.

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TENURE & COUNCIL TAX BAND

Freehold - We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

Estate management charges are payable and are currently £XXX per annum.

Council Tax Band: F Source gov.uk May 2024.

MORTGAGES

FLOOR PLAN

This plan is not to scale and is for identification purposes only.

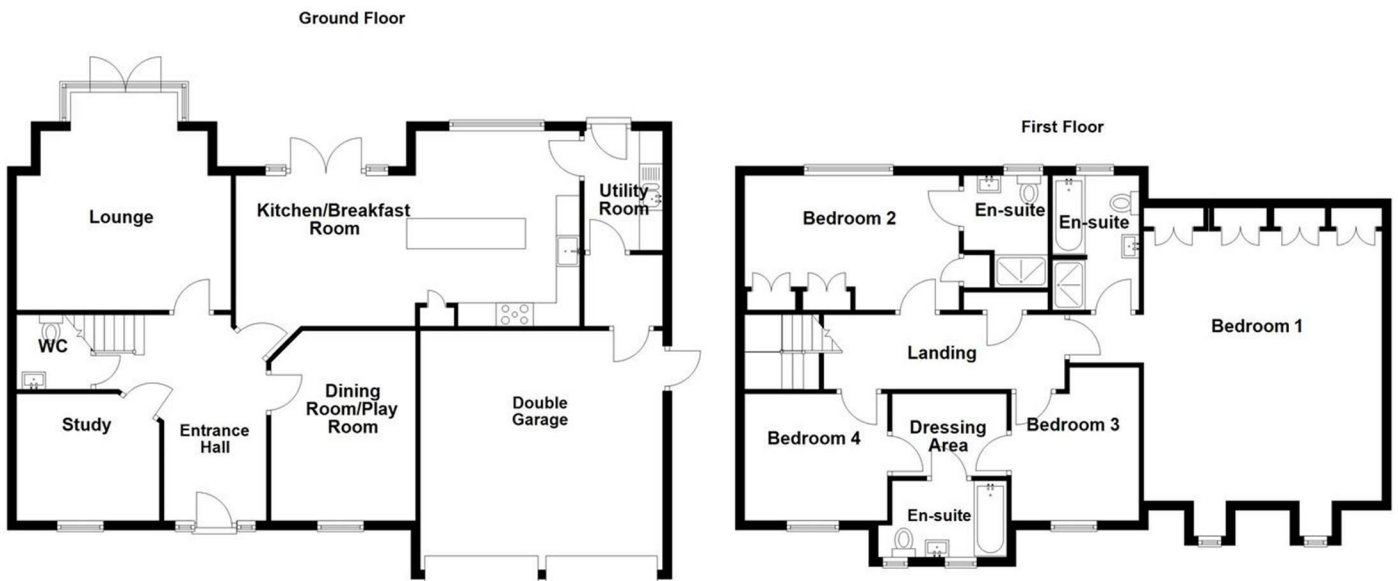
GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

18E24AOCH



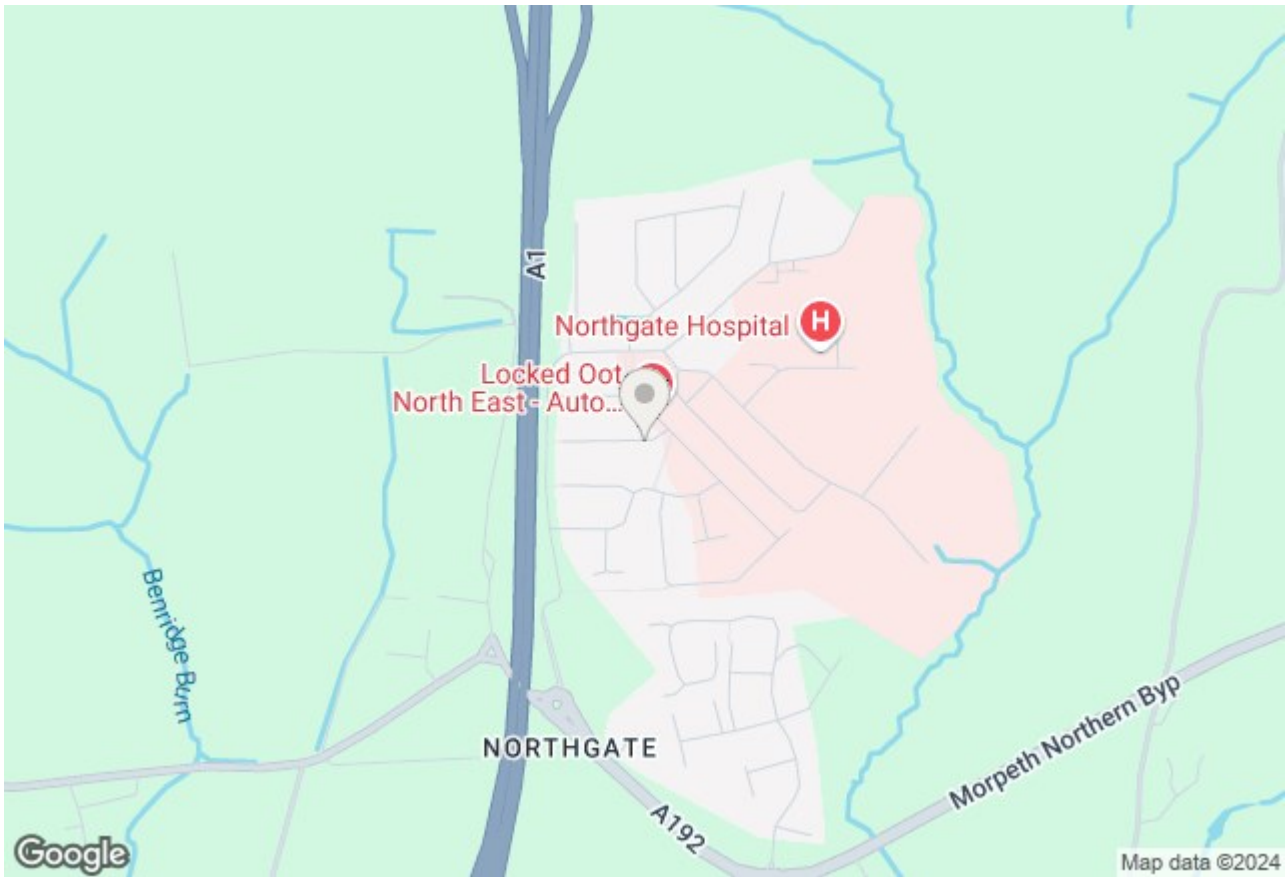
Main area: Approx. 189.5 sq. metres (2039.8 sq. feet)
Plus garages, approx. 26.8 sq. metres (288.0 sq. feet)
Poplar Place

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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