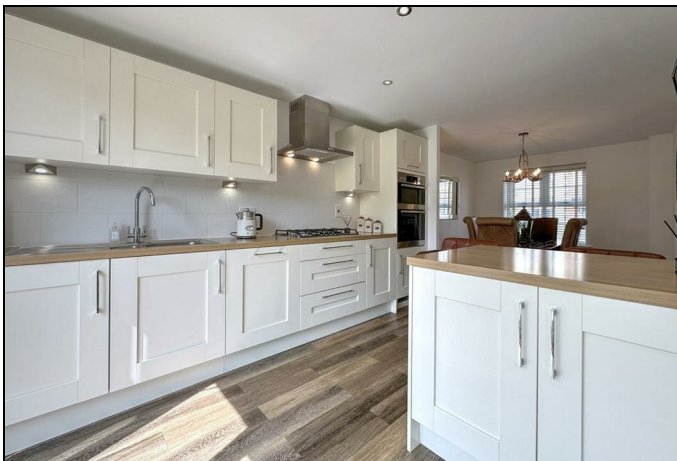


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

17 POPLAR PLACE MORPETH NE61 3BR



- Immaculate Four Bedroom Detached
- Ensuite To Master
- Services: Mains GCH, Electric, Water, Drainage & Sewage
- Tenure: Freehold Upon Completion
- Virtual Tour Available

- Open Plan Kitchen Diner
- Beautiful Gardens, Garage & Double Drive
- EPC: B
- Council Tax Band: E

**Price £370,000**

# 17 POPLAR PLACE MORPETH NE61 3BR

Welcome to Poplar Place located on the new St Andrews Gardens development, Morpeth. A stunning detached house built in 2019 and presented to an excellent standard offering the perfect blend of modern living and comfort. This property has 4 bedrooms, ideal for a growing family or those in need of extra space, the master having its own ensuite shower room/wc. To the ground floor there is an open plan kitchen diner area, the kitchen having integrated appliances and a utility area, a separate lounge, a much sought after home office, hallway and ground floor/wc. Outside, the gardens are presented to an equally high standard and there is a garage and double length drive to the side.

St Andrews Gardens is well located for access to Morpeth Town Centre along with access to the A1 for those commuting a travelling further afield. Within Morpeth there is an excellent range of amenities including high street and local shops, cafes, bars and restaurants along with health and leisure facilities and schooling for all ages.

## ENTRANCE HALL

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



## GROUND FLOOR WC

Fitted with a wc and wash hand basin. Radiator and extractor fan.

## LOUNGE

10'11" x 15'3" (3.33 x 4.67)

Double glazed french doors to the rear garden and patio area, radiator.



## ADDITIONAL IMAGE



# 17 POPLAR PLACE MORPETH NE61 3BR

## HOME OFFICE / STUDY

7'1" x 7'6" (2.17 x 2.3)

To the front elevation with a double glazed window to front and radiator.



## KITCHEN DINER

12'8" x 9'4" exc. utility area (3.88 x 2.87 exc. utility area)

The kitchen area is fitted with a range of wall and base units with works surfaces and breakfast bar and integrated appliances to include a dishwasher, fridge freezer, double oven and hob and extractor fan. To the utility area there are further units and an integrated washing machine, double glazed window to the rear and a radiator. The kitchen area also has a radiator and double glazed french doors leading to the rear garden.



## ADDITIONAL IMAGE



# 17 POPLAR PLACE MORPETH NE61 3BR

## ADDITIONAL IMAGE



## DINING AREA

9'3" x 9'4" (2.82 x 2.87)

Open plan from the kitchen area with a double glazed window to the front and a radiator.



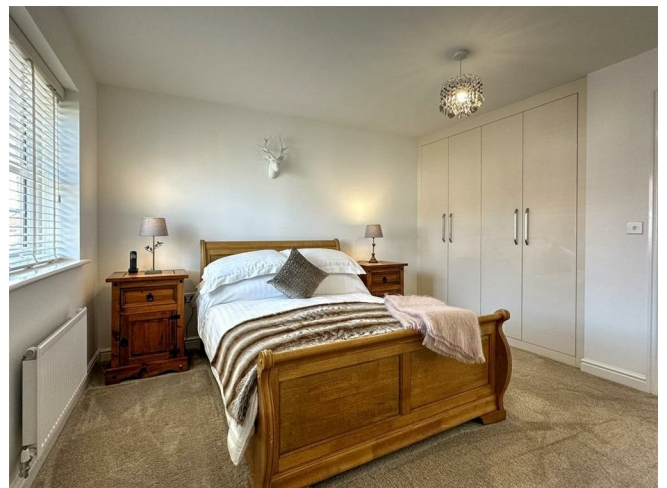
## FIRST FLOOR LANDING

Access to loft.

## MASTER BEDROOM

11'3" x 11'2" exc. wardrobes (3.45 x 3.41 exc. wardrobes)

A spacious main bedroom with double glazed window to the front, radiator and built in wardrobes.



# 17 POPLAR PLACE MORPETH NE61 3BR

## ADDITIONAL IMAGE



## ENSUITE

Fitted with a wash hand basin, wc and mains shower in cubicle.  
Double glazed window to front, radiator and extractor fan.



# 17 POPLAR PLACE MORPETH NE61 3BR

## BEDROOM TWO

9'6" x 11'8" (2.9 x 3.58)

Double glazed window to the rear, radiator.



## BEDROOM THREE

9'5" x 10'4" max (2.89 x 3.17 max)

Double glazed window to the front, radiator.



# 17 POPLAR PLACE MORPETH NE61 3BR

## BEDROOM FOUR

8'10" x 10'4" max (2.7 x 3.16 max)

Double glazed window to the rear, radiator.



## BATHROOM/WC

Fitted with a wash hand basin, wc and a panelled bath. Double glazed window to rear, radiator and extractor fan.



## EXTERNALLY

The front of the property has a beautifully maintained garden with lawn and driveway to the side providing off street parking and access to the garage.

The rear of the property has a further, very well maintained garden with patio and lawn with well established borders.



# 17 POPLAR PLACE MORPETH NE61 3BR

## ADDITIONAL IMAGE



## ADDITIONAL IMAGE

### 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 - including Ultrafast & Superfast broadband. Mobile signal likely/limited with some providers. (Ofcom Broadband & Mobile Checker August 2024).

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

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



# 17 POPLAR PLACE MORPETH NE61 3BR

## TENURE & COUNCIL TAX BAND

We cannot verify the Tenure of the property as we do not have access to the documentation.

The property is currently owned via a shared ownership scheme and is registered as leasehold. For purchasers buying the property at 100% value, the property will be registered as freehold on completion.

Council Tax Band: E Source gov.uk August 2024.

## MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

### PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application.

## 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

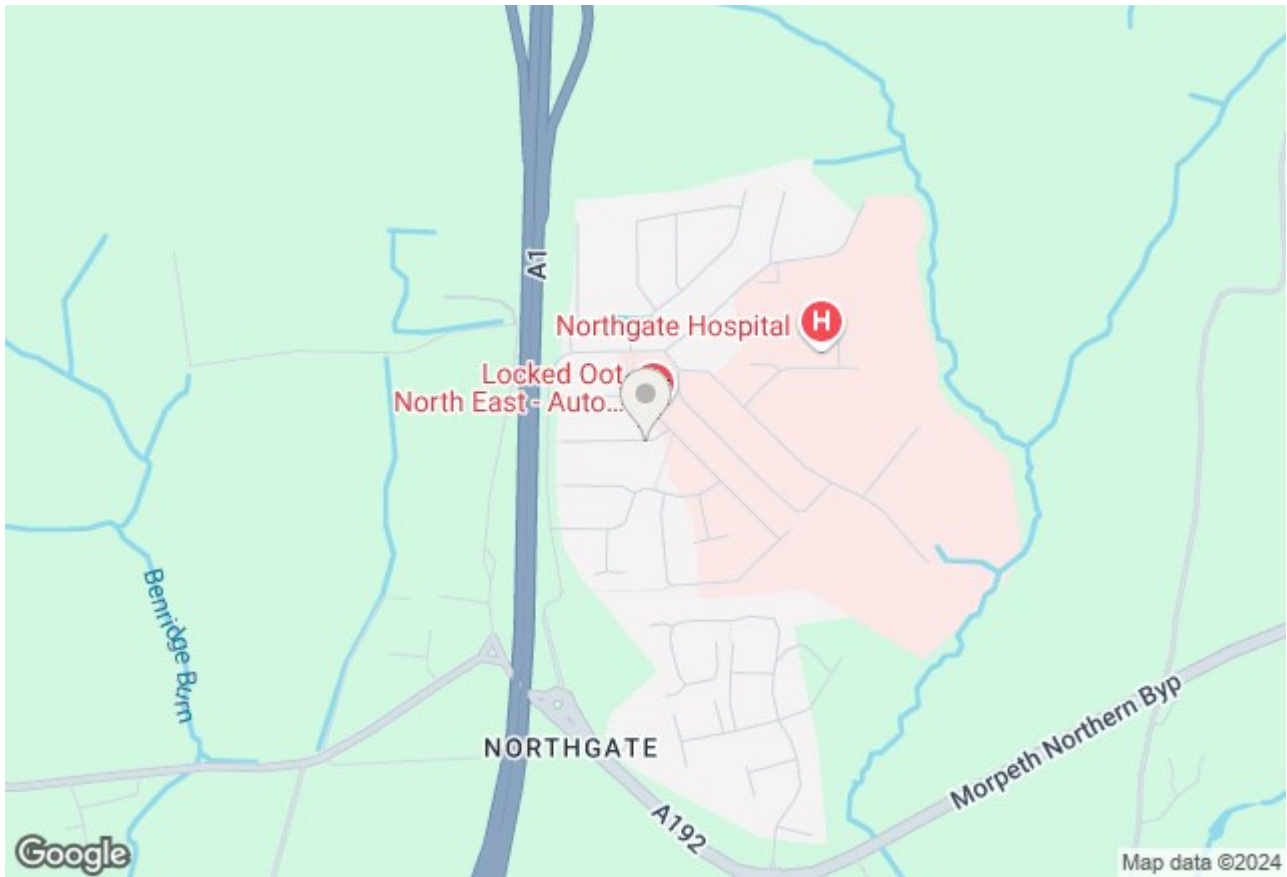
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</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	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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