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POPLAR PLACE, MORPETH, NE61

Offers Over £395,000

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Contemporary Four-Bedroom Detached Home Built by Taylor Wimpey, Positioned on Poplar Place within a Modern and Sought-After Development in Morpeth. Offering Upgraded Interiors, a South-Facing Landscaped Garden, and Double-Width Driveway with Garage Store.

Constructed approximately five years ago, this well-maintained property features a range of high-specification upgrades throughout, including a bespoke kitchen, enhanced bathrooms, and thoughtfully designed living spaces. A timber-built Summerhouse with electric supply adds further versatility for home working or leisure.

Located in a popular residential area, the home offers convenient access to local schools, shops, and transport links to the town centre and beyond.

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The internal accommodation briefly comprises: Entrance into a hallway with tiled flooring, under-stair storage alcove, and a ground floor WC, with stairs leading to the first floor. To the rear sits a generously sized dining kitchen opening into an extended family area, with French doors leading to the south-facing rear garden. The upgraded kitchen features granite work surfaces and integrated appliances including a 5-ring hob with extractor, fridge freezer, and dishwasher. The family area is finished with wall panelling for a stylish, functional feel.

A utility/laundry room, converted from part of the garage, is fitted with granite worktops, ample storage, and space for appliances.

To the front is the living room, featuring panelled walls, built-in shelving and units flanking a fire alcove with a stove-style inset fire, and a bay window overlooking the front.

Upstairs, the landing leads to a master bedroom with built-in wardrobes and a high-spec en-suite including a large walk-in rain shower and porcelain tiled flooring. A guest bedroom also benefits from its own en-suite, similarly finished. Two further well-proportioned bedrooms overlook the rear, and a modern family bathroom includes a mains-fed shower over the bath.

The property has been upgraded throughout and retains a garage store and a double-width driveway to the front. The landscaped rear garden features a lawn, decking, and a timber-built Summerhouse currently used as a home office.



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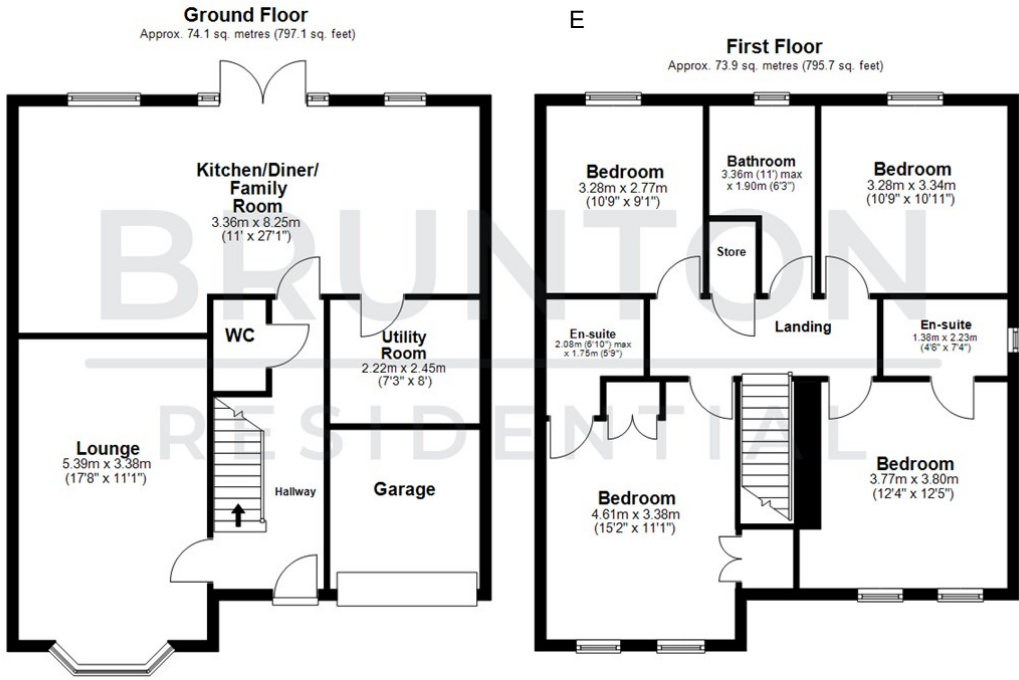
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : B



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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 (CO ₂) 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	