



17 Poplar Place

Gosforth

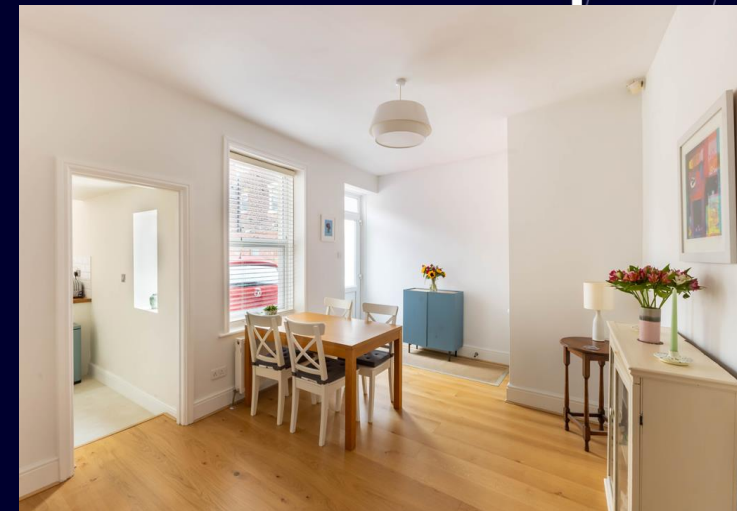


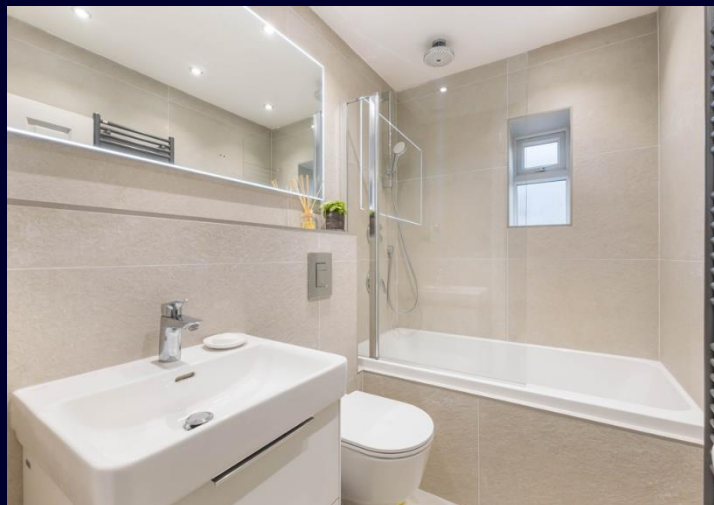
17 Poplar Place, Gosforth, NE3 1DR

Poplar Place, which is perfectly placed only a stones-throw from outstanding local schooling, is positioned within striking distance of Gosforth High Street, with its local shops, restaurants and cafés.

The property is also situated only a short walk from Regent Centre Metro and Bus station offering easy access into Newcastle City Centre and throughout the region. Poplar Place is a charming, immaculately presented, turnkey end-terraced home offering two generous double bedrooms, a contemporary family bathroom, and the added benefit of dedicated office space.

The property has been tastefully modernised while retaining a warm and welcoming feel, making it an ideal home for buyers seeking a property that is ready to move straight into. The spacious living room is centred around a recently installed log-burning stove, creating an attractive focal point and a cosy atmosphere. The room enjoys pleasant views over the garden and flows effortlessly into the dining area, which benefits from attractive new flooring, useful downstairs storage, direct access to the rear driveway, and an internal door leading into the kitchen. The kitchen is bright and well-designed, featuring an excellent range of in-keeping cabinetry, modern open shelving, and two Velux windows that flood the space with natural light. It is well-equipped with a Belling range cooker, dishwasher, and washing machine, offering both style and practicality.





On the first floor, there are two well-proportioned double bedrooms. The principal bedroom is situated at the front of the property and enjoys a predominantly west-facing aspect, allowing for lovely afternoon light. It also benefits from built-in storage and loft access. The second bedroom is another generous double, positioned to the rear, and incorporates the thoughtfully created office space along with multiple built-in storage cupboards. The family bathroom is particularly impressive, having been fitted in 2023 to a high standard. It features a stylish three-piece suite comprising a bath with shower over, a contemporary vanity wash basin, and a WC, all complemented by elegant tiling and modern fittings.

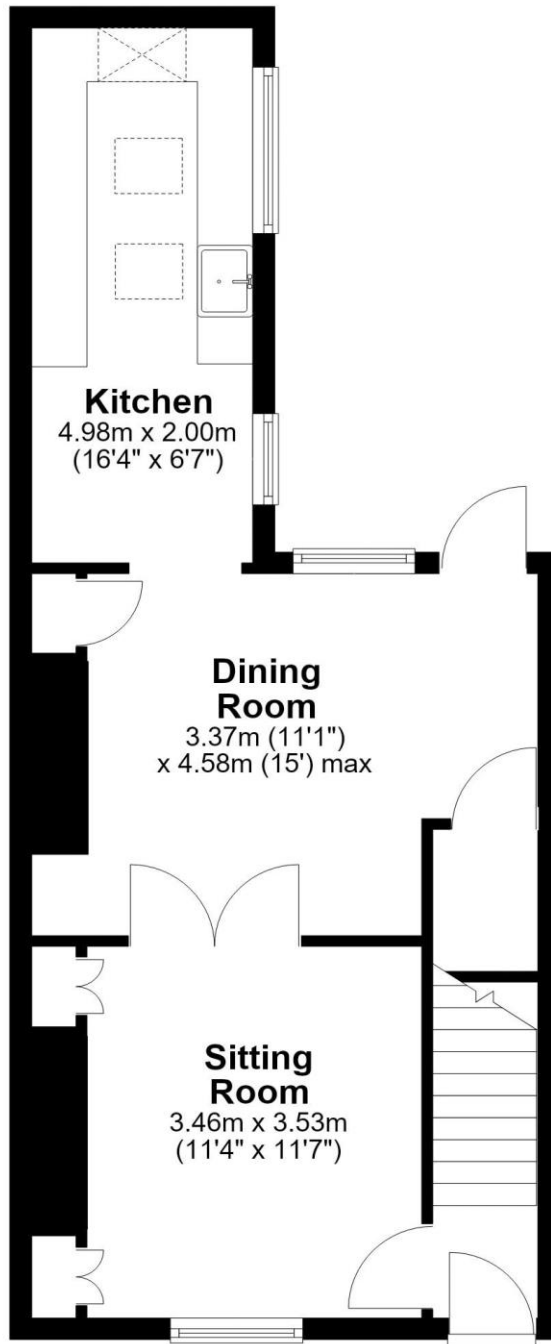
Externally, the property benefits from a beautifully landscaped and private front garden, perfect for relaxing outdoors, as well as a south-facing rear driveway.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band C | Energy Performance Certificate: Rating D

Price Guide: Offers Over £325,000

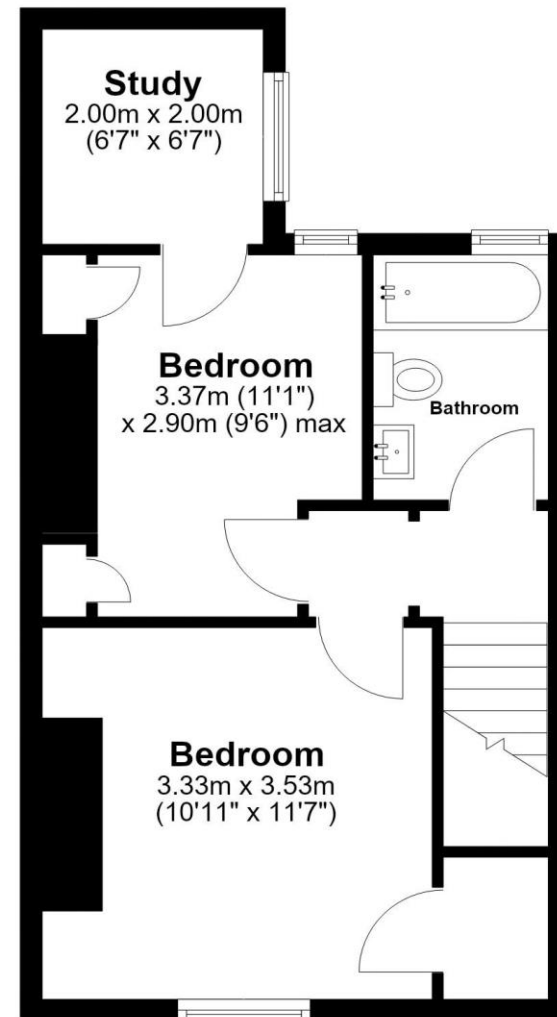
Ground Floor

Approx. 41.9 sq. metres (451.4 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



Total area: approx. 77.4 sq. metres (833.4 sq. feet)

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SANDERSON YOUNG

Regional Gosforth Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
gosforth@sandersonyoung.co.uk
0191 213 0033