



Poplar Place | Morpeth | NE61 3BR

Offers In Excess Of £455,000

RMS | Rook
Matthews
Sayer



Detached Family Home

Enclosed Rear Garden

Four Double Bedrooms

Two Ensuite Shower Rooms

Prestigious Development

Double Driveway and Garage

Extremely Spacious

Freehold

For any more information regarding the property please contact us today



Extremely spacious four bedroomed detached home on Poplar Place, Morpeth. This is a highly requested and prestigious development not only due to its proximity to the A1 for commuters, but is only a short drive to King Edward VI High School, a very popular choice with families. The historic town of Morpeth offers many delights to choose from which include an array of local bars, restaurants, shopping and beautiful river walks.

The property briefly comprises:- Entrance hallway, downstairs W.C, and separate study which is currently used as a dining room. The generous sized lounge is flooded with natural light due to the large bay window which overlooks the front garden. The lounge is fitted with grey carpets, neutral colours and with double doors straight into a separate dining room which offers views into the rear garden and access via the double patio doors. The spacious open plan kitchen and dining area offers great space for families. The high spec kitchen has been fitted with a range of wall and base, offering an abundance of storage and appliances to include a double oven, gas hob, fridge/freezer and dishwasher. You further benefit from a separate utility space with direct access to the garage.

To the upper floor of the accommodation, you have four double bedrooms, all of which have been carpeted throughout. The second bed and the master bed further benefit from their own en-suite shower rooms and fitted wardrobes. The family bathroom has been partially tiled and finished with W.C., hand basin, bath and shower over bath.

Externally you have a small grassed garden to the front with the addition of a private driveway which can accommodate at least two cars and double garage. To the rear you have a superb enclosed level grassed garden with patio area. This garden will be a real winner for any sun worshippers.

With no onward chain this property is sure to attract a lot of interest, please call us now to arrange your viewing.

MEASUREMENTS

Lounge: 16'1 x 12'10 (4.90m x 3.91m)
Dining Room: 12'10 x 9'3 (3.91m x 2.82m)
Kitchen: 20'03 x 11'06 Max Points (6.15m x 3.51m Max Points)
Study: 8'08 x 9'10 (2.64m x 2.99m)
Utility: 6'10 x 6'3 (2.08m x 1.91m)
W.C: 5'5 x 3'11 (1.65m x 0.95m)
Bedroom One: 15'5 x 14'6 (4.70m x 4.42m)
En-Suite: 7'10 x 6'3 (2.39m x 1.91m)
Bedroom Two: 13'9 x 11'0 (4.19m x 3.35m)
En-Suite: 5'0 x 4'10 (1.52m x 1.25m)
Bedroom Three: 12'2 x 9'2 (3.71m x 2.79m)
Bedroom Four: 11'8 x 8'8 (3.56m x 2.64m)
Bathroom: 8'3 x 6'3 (2.52m x 1.91m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: Garage and driveway

TENURE

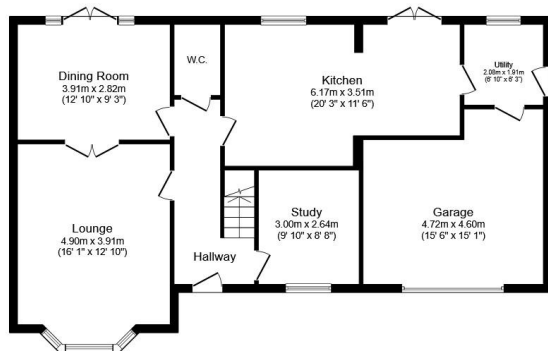
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

EPC Rating: B

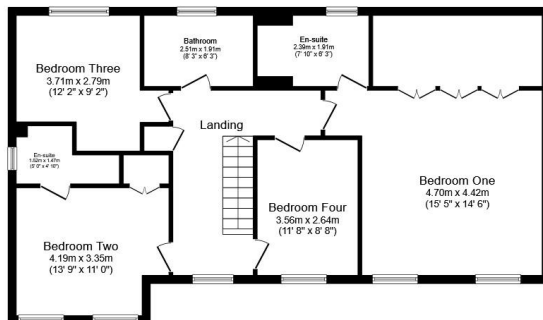
Council Tax Band: F

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Ground Floor
Floor area 99.1 sq.m. (1,067 sq.ft.)



First Floor
Floor area 99.6 sq.m. (1,072 sq.ft.)

Total floor area: 198.7 sq.m. (2,139 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and 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. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations - intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

