



Poplar Place | Morpeth | NE61 3BR

**Asking Price £465,000**



**X 4**



**X 2**



**X 3**

**Detached Family Home**

**Four Double Bedrooms**

**Prestigious Development**

**Extremely Spacious**

**Enclosed Rear Garden**

**Two Ensuite Shower Rooms**

**Double Driveway and Garage**

**Freehold**

**For any more information regarding the property please contact us today**



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**RMS** | Rook  
Matthews  
Sayer

Extremely spacious four bedrooomed 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 (20.64m 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

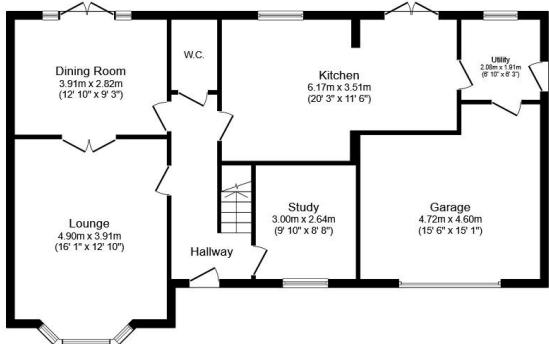
Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains gas  
Broadband: Fibre to Premises  
Mobile Signal / Coverage Blackspot: No  
Parking: Garage and driveway

#### 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

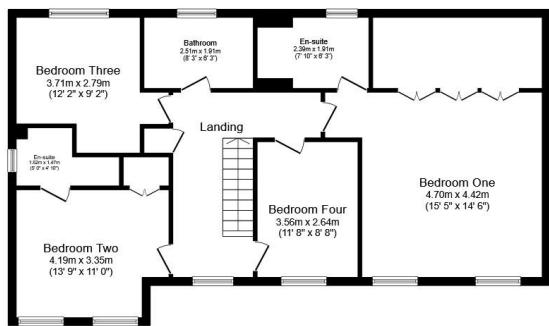
EPC Rating: B  
Council Tax Band: F

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Ground Floor

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

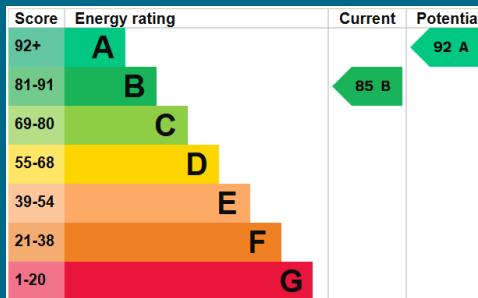


First Floor

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](http://www.Propertybox.io)



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