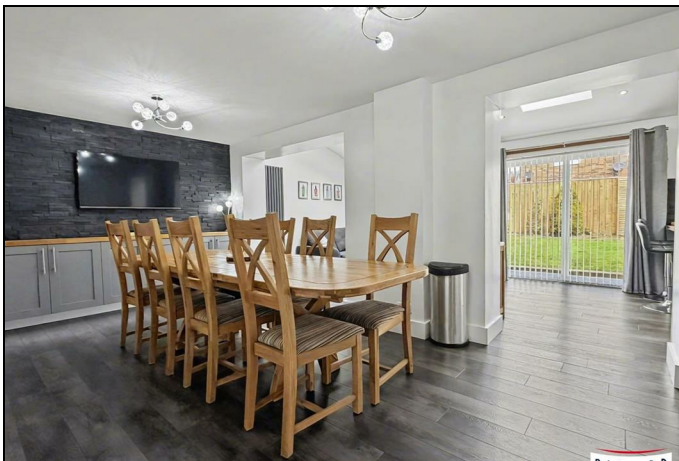


**POPLAR PLACE ST ANDREWS GARDENS MORPETH NE61 3BR**



- Extended Family Home
- Dedicated Home Office
- Driveway Parking & Garage
- Tenure: Freehold
- Services: Mains Gas, Electric, Water, Drainage & Sewerage

- Exceptional Open Plan Living
- Four Bedrooms & 2 Ensuites
- EPC: B
- Council Tax Band: E

**Offers Over £409,950**

# POPLAR PLACE ST ANDREWS GARDENS MORPETH NE61 3BR

This impressive and substantially enhanced family home has been thoughtfully extended by the current owners to create a superb open plan living space, rarely found outside of substantially larger, high value homes.

The heart of the property offers a beautifully fluid layout, seamlessly connecting the kitchen, dining, and living areas, enhanced by skylights, Patio doors opening onto the rear garden, and a high quality contemporary finish, perfectly suited to modern family living and entertaining.

The accommodation is further complemented by a dedicated home office and a separate utility room, providing exceptional practicality and versatility. With four well proportioned bedrooms, including two with ensuite facilities, the home is ideally suited to growing families or those seeking flexible space for guests and working from home.

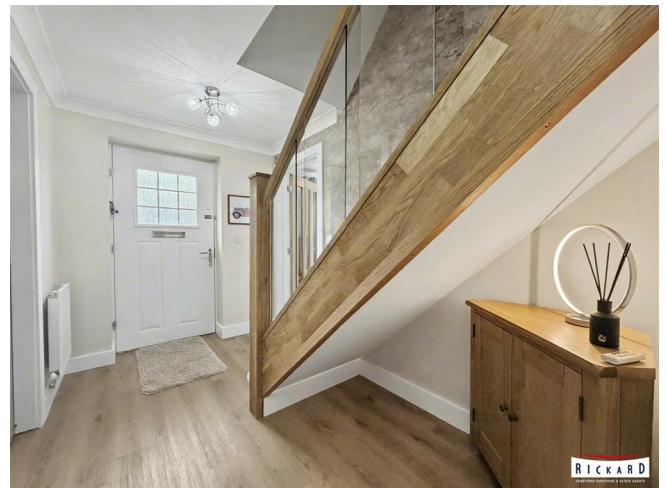
Externally, the property continues to impress with a good size, well maintained rear garden featuring lawn, patio, and decking area, ideal for both relaxation and outdoor entertaining. To the front, a lawned garden is complemented by a driveway providing off street parking for two cars and access to the integrated garage which has a remote control door and EV charging point..

Perfectly positioned close to the historic market town of Morpeth, the property enjoys convenient access to an excellent range of amenities including boutique shops, restaurants, highly regarded schools, and leisure facilities. Transport connections are superb, with swift access to the A1, providing easy travel to Newcastle upon Tyne, the wider North East, and beyond. Morpeth's mainline rail station further enhances connectivity, making this an ideal location for commuters.

This is a rare opportunity to acquire a refined and exceptionally versatile home in a sought after setting, offering space, style, and convenience in equal measure.

## ENTRANCE HALL

Entrance door to the front leading to a welcoming reception hall with stairs to first floor featuring LED lighting, LVT flooring, radiator and door leading to the garage.



## GROUND FLOOR WC

Fitted with a wc, and wash hand basin, radiator, and extractor fan.

## LOUNGE

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





# POPLAR PLACE ST ANDREWS GARDENS MORPETH NE61 3BR

## KITCHEN DINER & FAMILY AREA

An impressive, generously proportioned space designed for modern family living. A spacious dining area flows effortlessly into a bright, open plan living area, enhanced by skylights, a double glazed window, and double glazed patio doors opening onto the rear garden. This inviting space connects seamlessly to the contemporary, updated kitchen, creating a perfect setting for both everyday living and entertaining. From here, there is also access to a purpose built home office and a separate utility room, adding both practicality and flexibility to the layout.



## KITCHEN

A quality fitted kitchen featuring timber worktops and a breakfast bar, complete with a sink and drainer unit, and a range of integrated appliances including a fridge, freezer, double oven, hob, and dishwasher. A double glazed window to the rear provides natural light and a pleasant outlook, and the space connects seamlessly to the living and dining areas, ideal for modern open plan living.



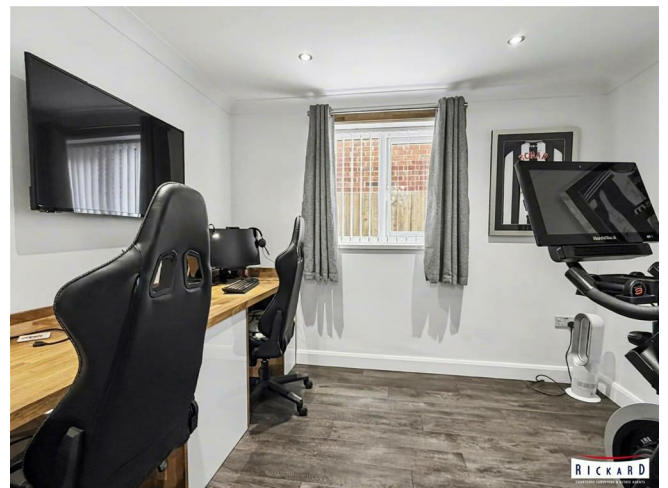
# POPLAR PLACE ST ANDREWS GARDENS MORPETH NE61 3BR

## ADDITIONAL IMAGE



## HOME OFFICE

A purpose built home office provides a dedicated and much needed space for remote working. The room benefits from a double glazed window and a radiator, ensuring a comfortable and practical working environment.



# POPLAR PLACE ST ANDREWS GARDENS MORPETH NE61 3BR

## UTILITY ROOM

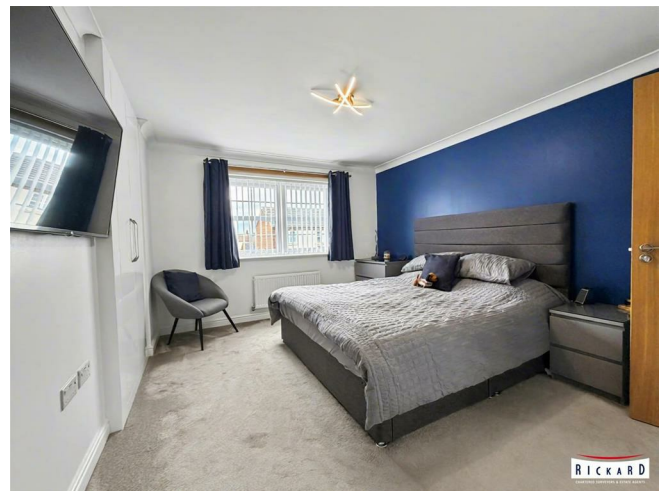
A cleverly designed space positioned between the living and dining areas, and hidden away behind double oak doors. This must have room provides practical functionality, housing a washing machine and tumble dryer, along with worktop space and additional storage.



## FIRST FLOOR LANDING

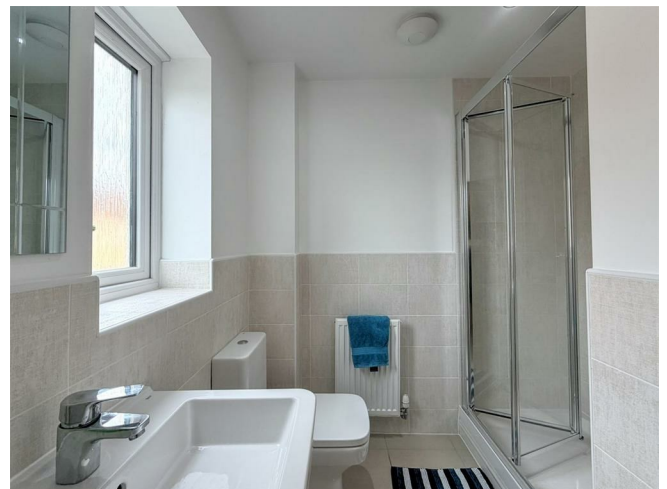
## MASTER BEDROOM

A spacious and light filled bedroom featuring two sets of built in wardrobes, a double glazed window to the front, and a radiator, creating a comfortable and well appointed retreat.



## ENSUITE

Comprising a WC and pedestal wash hand basin, together with a mains fed shower enclosed within a cubicle with tiled walls. The room benefits from a tiled floor, radiator, double glazed window to the side elevation, and an extractor fan for ventilation.

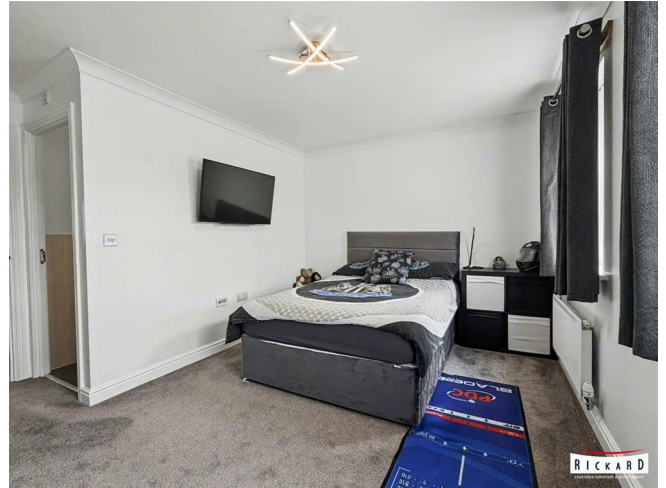




# POPLAR PLACE ST ANDREWS GARDENS MORPETH NE61 3BR

## BEDROOM TWO

Positioned to the front elevation with a double glazed window and radiator, this well proportioned room also benefits from a built in storage cupboard over the stairs and further enjoys the convenience of its own private ensuite shower room, offering excellent practicality and a touch of luxury.



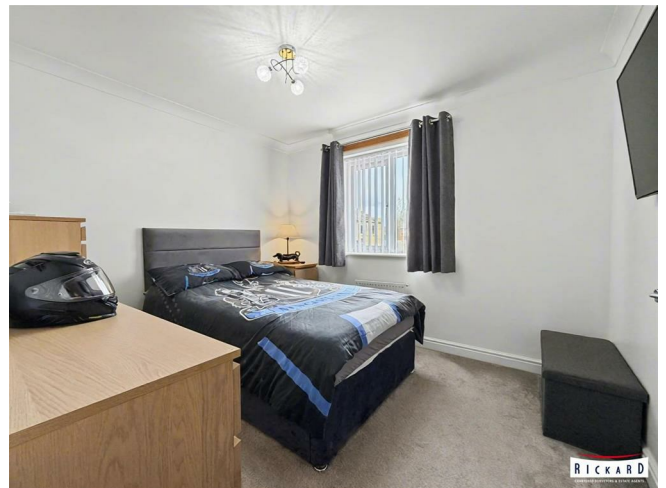
## EN-SUITE

Comprising a WC and pedestal wash hand basin, together with a mains fed shower enclosed within a cubicle with tiled walls. The room features a tiled floor, heated towel rail, double glazed window to the side elevation, and an extractor fan, providing a bright and well ventilated space.



## BEDROOM THREE

A well proportioned room with a double glazed window to the rear and a radiator, offering a bright and comfortable space suitable for a variety of uses.



# POPLAR PLACE ST ANDREWS GARDENS MORPETH NE61 3BR

## BEDROOM FOUR

8'5" x 10'2" (2.57 x 3.12)

Featuring a double glazed window to the rear elevation and a radiator, this room offers a bright and versatile space suitable for a bedroom, study, or guest accommodation.



## BATHROOM/W.C.

Comprising a WC and pedestal wash hand basin, together with a panelled bath with mains shower over. The room benefits from a double glazed window to the rear elevation and a radiator, creating a bright and comfortable bathroom space.



## EXTERNALLY

The rear of the property has been thoughtfully landscaped to create a family friendly outdoor space, featuring a lawn, decking area, and a patio, ideal for relaxing, entertaining, and outdoor dining.

To the front, there is a further lawned garden with a driveway providing off road parking and access to the garage.



## GARAGE

Integrated garage with remote control roller door, benefiting from power and lighting and an electric vehicle charging point.

# POPLAR PLACE ST ANDREWS GARDENS MORPETH NE61 3BR

## 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.

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# POPLAR PLACE ST ANDREWS GARDENS MORPETH NE61 3BR

## MATERIAL INFORMATION

Verified Material Information - Verified April 2026

Property type: House

Property construction: Standard brick and block construction

Number and types of room: 4 bedrooms, 3 bathrooms

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed. The system was installed at an unknown date.

Heating features: Double glazing

Parking: Driveway and Garage

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: Yes

Non-coal mining area: No

Loft access: Yes - insulated and boarded, accessed by: Loft hatch with ladder and light

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

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# POPLAR PLACE ST ANDREWS GARDENS MORPETH NE61 3BR

## TENURE & COUNCIL TAX BAND

Tenure: Freehold

Title contains restrictions or restrictive covenants

Here is a summary but a property lawyer can advise further: - The property is subject to rules (restrictive covenants) set out in a 2014 deed between a health trust and a developer which limit how the land can be used. - There are rules in a 2015 deed regarding a nearby electricity substation that the owner must follow. - The 2020 deed contains specific rules (restrictive covenants) that limit certain activities on the land to maintain the character of the estate. - A legal professional (conveyancer) must confirm that certain administrative rules from the 2020 deed have been followed before the property can be transferred to a new owner. - The current owner's mortgage lender, HSBC UK Bank PLC, must formally agree to the sale. This is a standard procedure that happens automatically as part of the legal process when the mortgage is paid off.

Title contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property has the benefit of legal rights (easements) granted in the 2020 deed, such as rights of way or access to services. - The land is subject to rights kept by previous owners in the 2014 deed, which might include access for maintenance or utilities. - The electricity company has certain rights over the land related to the nearby substation, as detailed in the 2015 deed. - There are specific legal provisions regarding the flow of light and air to the property and the maintenance of boundary structures like fences or walls.

Estate Management Charges are payable for St. Andrews Gardens.

Council Tax Band: E (Source gov.uk Checked April 2026).

## BROADBAND, MOBILE, & DATA

Broadband - Source: Ofcom - Checked April 2026

The property has Ultrafast broadband available. The connection type is "FTTP (Fibre to the Premises)". These are the fastest estimated speeds predicted in this area provided by Ofcom. Actual service availability at a property or speeds received may be different.

| Type | Max download | Max upload | Available | Details |
|------|--------------|------------|-----------|---------|
|------|--------------|------------|-----------|---------|

|          |      |        |     |  |
|----------|------|--------|-----|--|
| Standard | 7 Mb | 0.8 Mb | YES |  |
|----------|------|--------|-----|--|

|           |       |       |     |  |
|-----------|-------|-------|-----|--|
| Superfast | 80 Mb | 20 Mb | YES |  |
|-----------|-------|-------|-----|--|

|           |         |         |     |  |
|-----------|---------|---------|-----|--|
| Ultrafast | 2000 Mb | 2000 Mb | YES |  |
|-----------|---------|---------|-----|--|

Mobile coverage - Source: Ofcom - Checked April 2026.

Provider Coverage Details

EE Great

O2 Great

Three Great

Vodafone Great

## CONVEYANCING MADE EASY

We work closely with trusted conveyancer Richard Twyford of Taylor Rose, helping to ensure a smooth and efficient process from offer to completion. With clear communication between our teams, your sale or purchase can progress as quickly and seamlessly as possible.

Why not obtain a no-obligation conveyancing quote? Simply speak to a member of our team and we will be happy to arrange this for you.

You are under no obligation to use our recommended conveyancer and are free to instruct a solicitor or licensed conveyancer of your choice. We do not receive any referral fee for recommending Taylor Rose.

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# POPLAR PLACE ST ANDREWS GARDENS MORPETH NE61 3BR

## MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:

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

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful 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

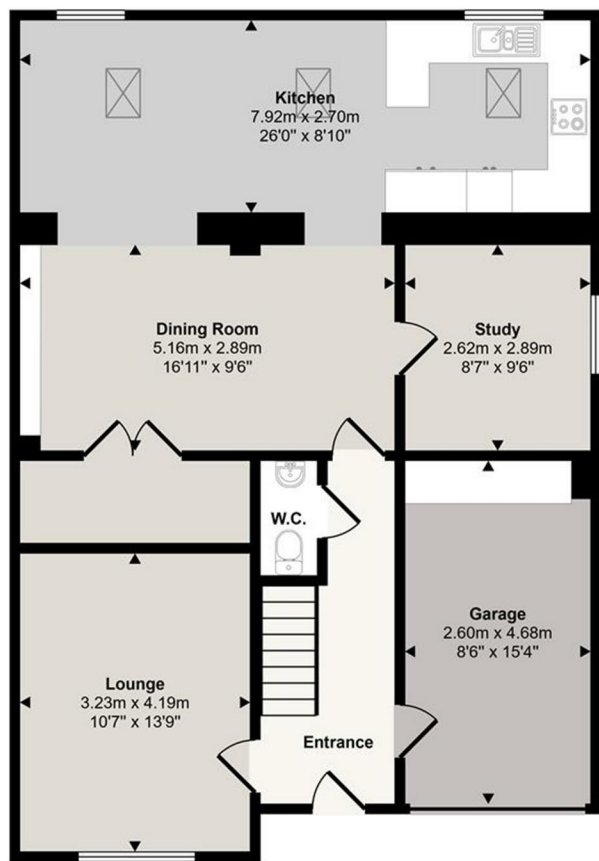
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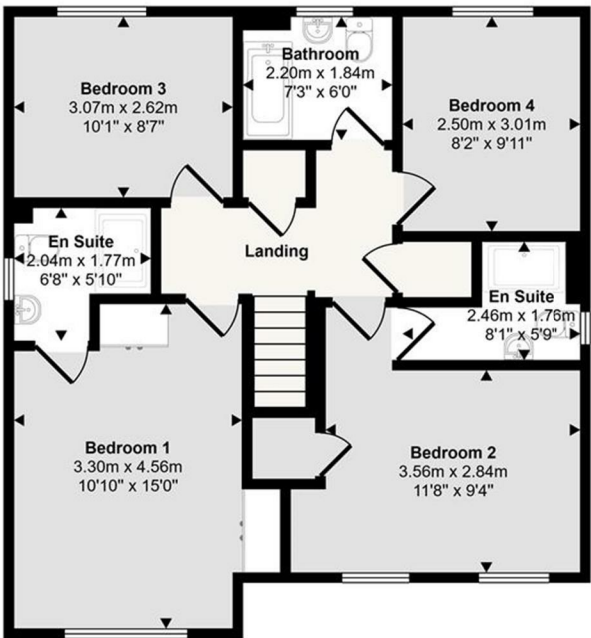


POPLAR PLACE ST ANDREWS GARDENS MORPETH NE61 3BR

Approx Gross Internal Area  
155 sq m / 1669 sq ft



Ground Floor  
Approx 89 sq m / 962 sq ft

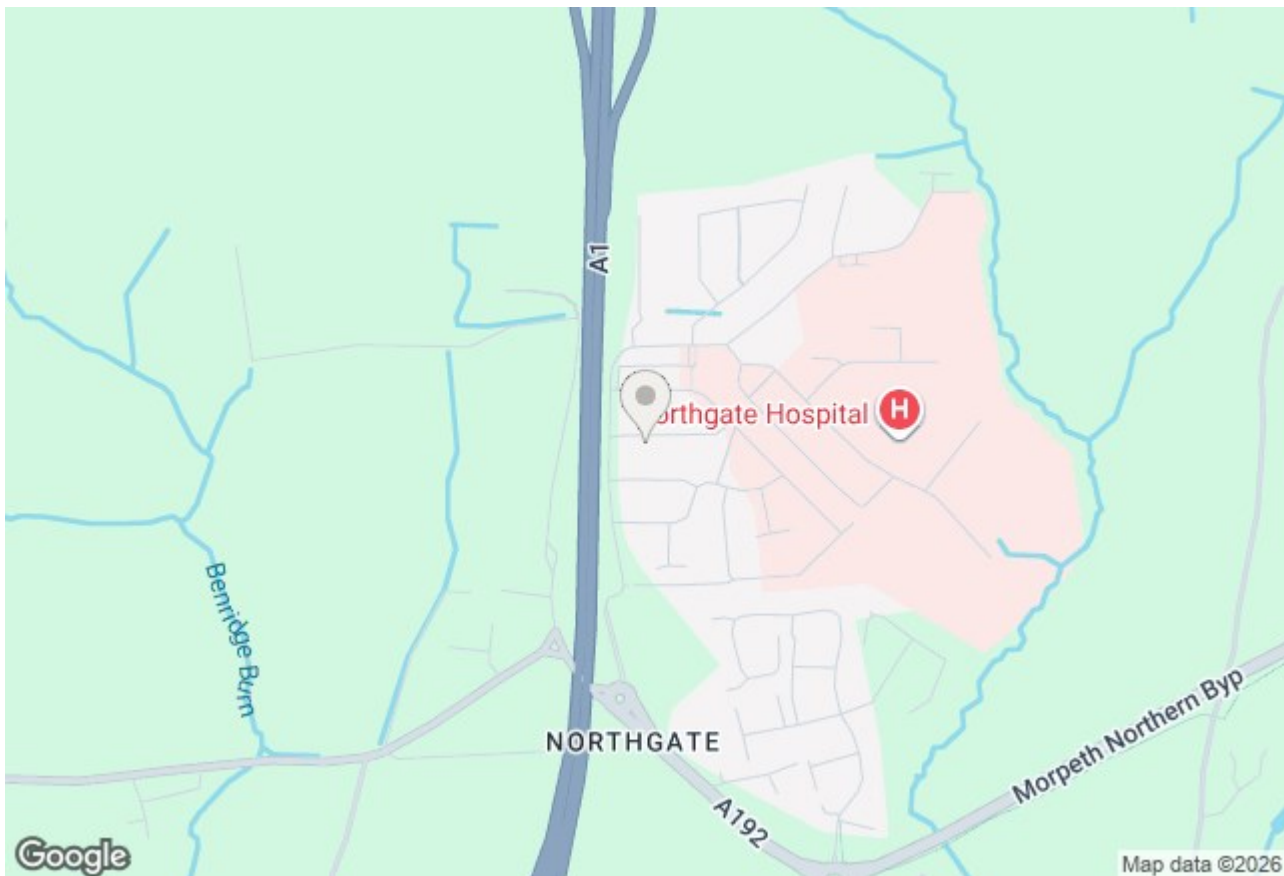


First Floor  
Approx 66 sq m / 707 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| 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 <sub>2</sub> ) Rating      |                         |                                                                                     |
|-----------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
|                                                     | Current                 | Potential                                                                           |
| Very environmentally friendly - lower CO2 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 CO2 emissions |                         |                                                                                     |
| England & Wales                                     | EU Directive 2002/91/EC |  |



www.rickard.uk.com

Registered in England company number 6314212

VAT registration number 175 8808 19

Regulated by RICS

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Directors: Iain Rickard MRICS, Diane Charlton & Aisling O’Neil MNAEA