

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

16 POPLAR PLACE ST ANDREWS GARDENS MORPETH NE61 3BR



- Stunning Detached Home
- Four Bedrooms
- Double Drive, Garage & Gardens



- Open Plan Kitchen Diner
- Two Ensuites
- Energy Rating B

Offers In The Region Of £330,000

16 POPLAR PLACE ST ANDREWS GARDENS MORPETH NE61 3BR

A beautifully presented, four bedroom detached family home situated on St Andrews Gardens, the popular Taylor Wimpey development to the northern periphery of Morpeth. In a convenient location for access to the A1 and good proximity of Morpeth town centre, with an excellent choice of schools, health and leisure facilities along with a wide range of independent and High Street retailers and train station serving the East Coast mainline.

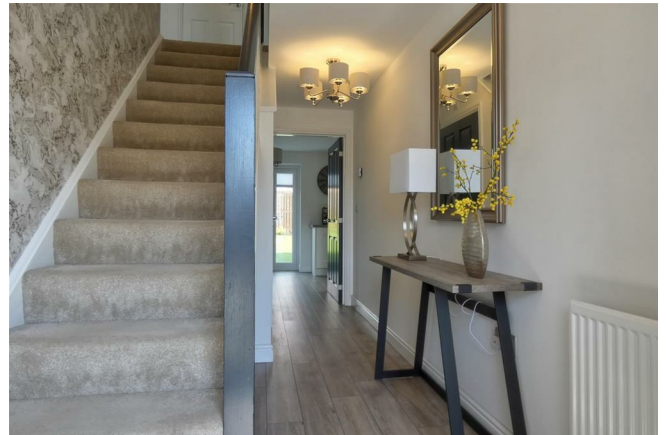
The accommodation is tastefully presented to an immaculate standard and offers well proportioned, versatile living space briefly comprising: a spacious reception hall with ground floor w.c., lounge with double doors to a lovely open plan and family friendly kitchen and dining area, with two sets of french doors to the rear garden and integrated appliances to the kitchen. To the first floor there is a generous master bedroom with en-suite, second bedroom with en-suite, two further good size bedrooms and a family bathroom. Externally the property has an enclosed rear garden, further garden to the front, double driveway and integrated garage.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Entrance door to front leading to a welcoming reception hall with stairs to first floor. Radiator and recently fitted LVT flooring.



CLOAKROOM

Low level w.c. Wash hand basin. Radiator. Extractor fan.

LOUNGE

10'9" x 18'3" (3.29 x 5.58)

To the front elevation with double glazed window to front. Radiator and feature fireplace with recess for wall mounted t.v. and electric fire. Double doors leading to kitchen diner.



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KITCHEN DINER

10'5" x 26'7" (3.2 x 8.11)

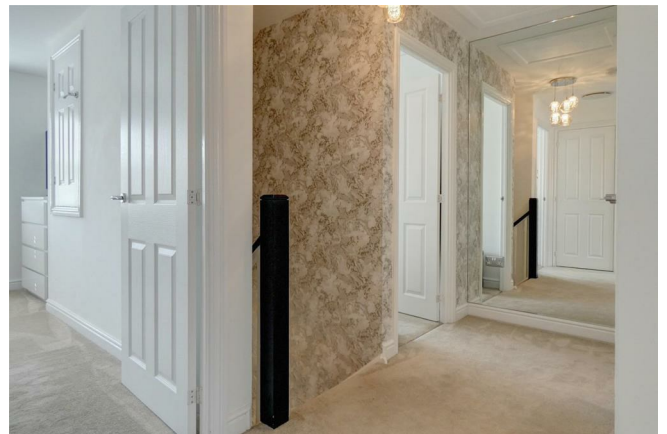
An attractive open plan living space to the rear of the property. The kitchen area has a range of wall and base units with co-ordinating work tops and sink drainer unit with mixer tap and integrated appliances to include fridge freezer, double oven, hob and extractor hood, washing machine and dishwasher.

The dining area has a radiator and two sets of french doors to rear garden. Radiator and LVT flooring continues from the hallway.



FIRST FLOOR

LANDING



MASTER BEDROOM

11'1" exc. robes x 13'1" exc. robes (3.38 exc. robes x 4.01 exc. robes)

To the front elevation with double glazed windows and built-in wardrobes to two walls.



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EN-SUITE

Low level w.c. Pedestal wash hand basin. Mains shower in cubicle with tiled walls. Tiled floor. Radiator. Double glazed window to side. Extractor fan.



BEDROOM TWO

12'0" exc cup x 9'6" exc door recess (3.66 exc cup x 2.91 exc door recess)

Also to the front elevation with double glazed window. Radiator. Built-in storage cupboard over stairs.



EN-SUITE

Low level w.c. Pedestal wash hand basin. Mains shower in cubicle with tiled walls. Double glazed window to side. Heated towel rail,. Extractor fan. Tiled floor.



BEDROOM THREE

8'10" x 10'3" (2.71 x 3.13)

Double glazed window to rear. Radiator.



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BEDROOM FOUR

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

Double glazed window to rear. Radiator.



BATHROOM/W.C.

Low level w.c. Pedestal wash hand basin. Panelled bath with mains shower over. Double glazed window to rear. Radiator.



EXTERNALLY

The rear of the property has a pleasant enclosed garden, mainly lawned with patio area.

The front also has a lawned garden with driveway for on site parking and access to garage.



GARAGE

Integrated garage with up and over door, power and light.

GENERAL INFORMATION

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale within the property.

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.

FLOOR PLAN

This plan is not to scale and is for identification purposes only.

TENURE

We are advised that the property is Freehold. However, all enquiries should be satisfied through your Legal Advisor.

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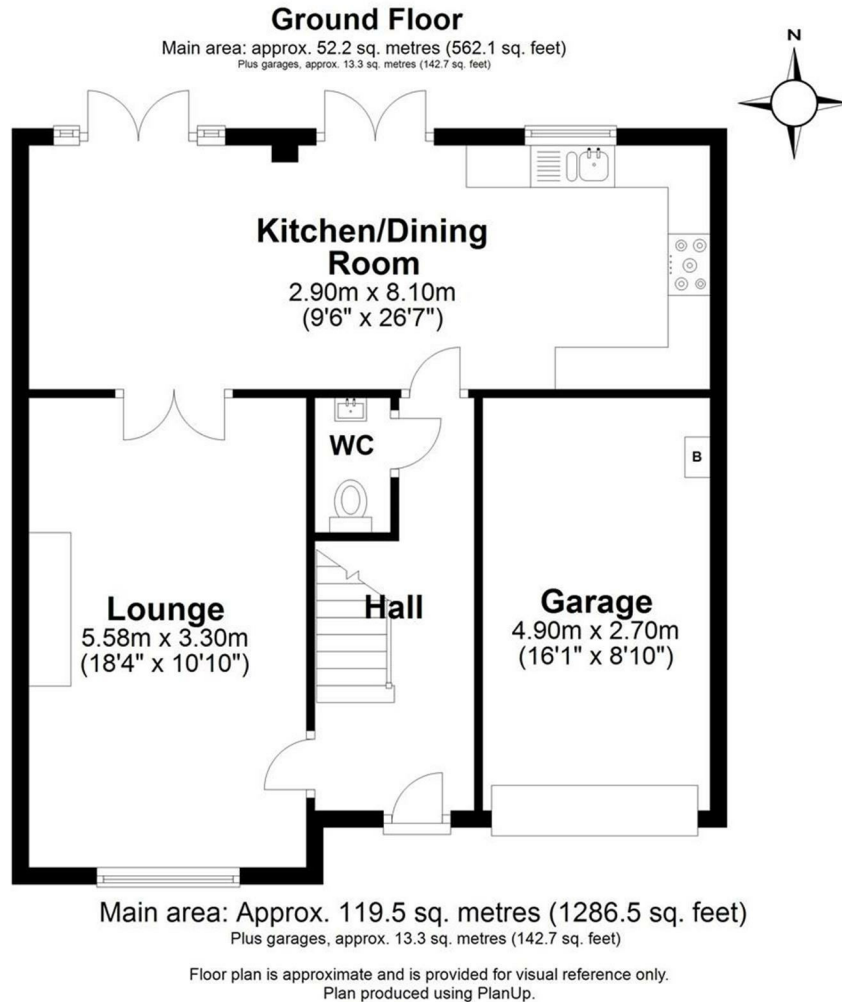
VIEWING ADVICE

Advice For Buyers/Viewers - If anyone in the household has or develops symptoms or is self isolating then viewings should not go ahead. Please inform us as soon as possible if this is the case. • Social distancing of at least 2 metres is adhered to at all times. • Viewers will be required to have their own hand sanitiser which is to be applied before, during if necessary and after the viewing. Other PPE such as masks and shoe covers must be worn and a seller may request this as a condition of the viewing. • Only members of one household are permitted to view a property at any one time. It is recommended that this should be no more than 2 adults.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

09/J/2021

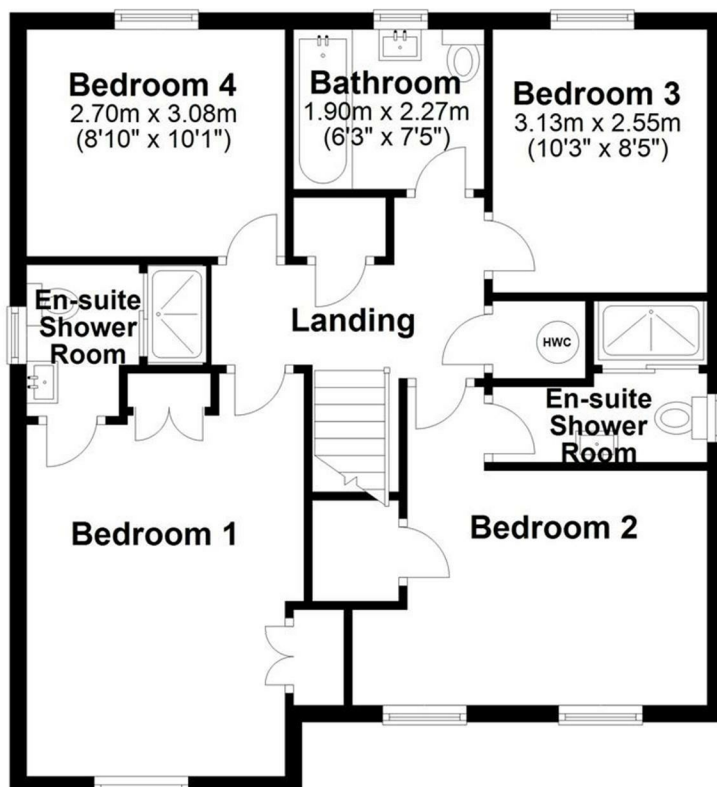



Poplar Place


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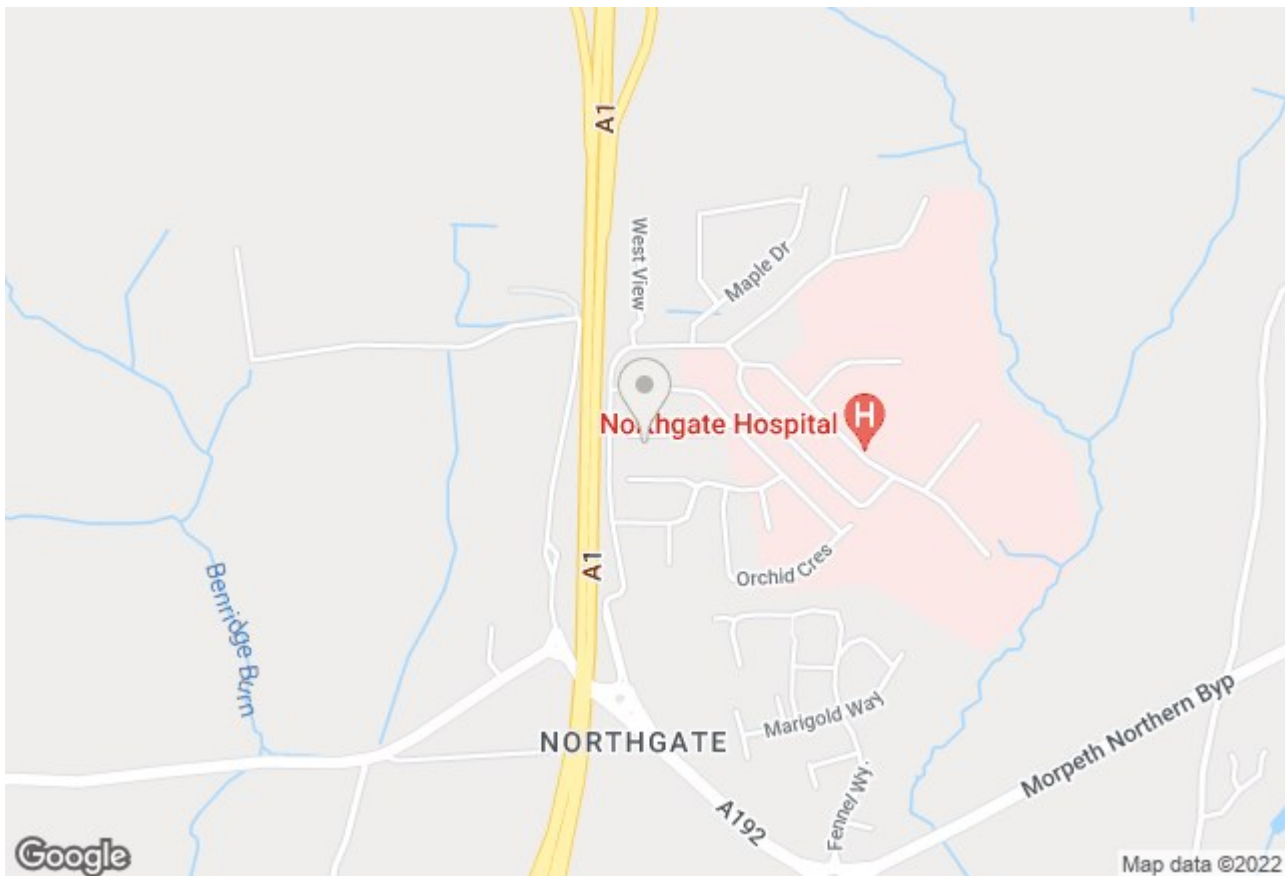
First Floor

Approx. 67.3 sq. metres (724.4 sq. feet)



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	



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