

**BRUNTON**  
RESIDENTIAL

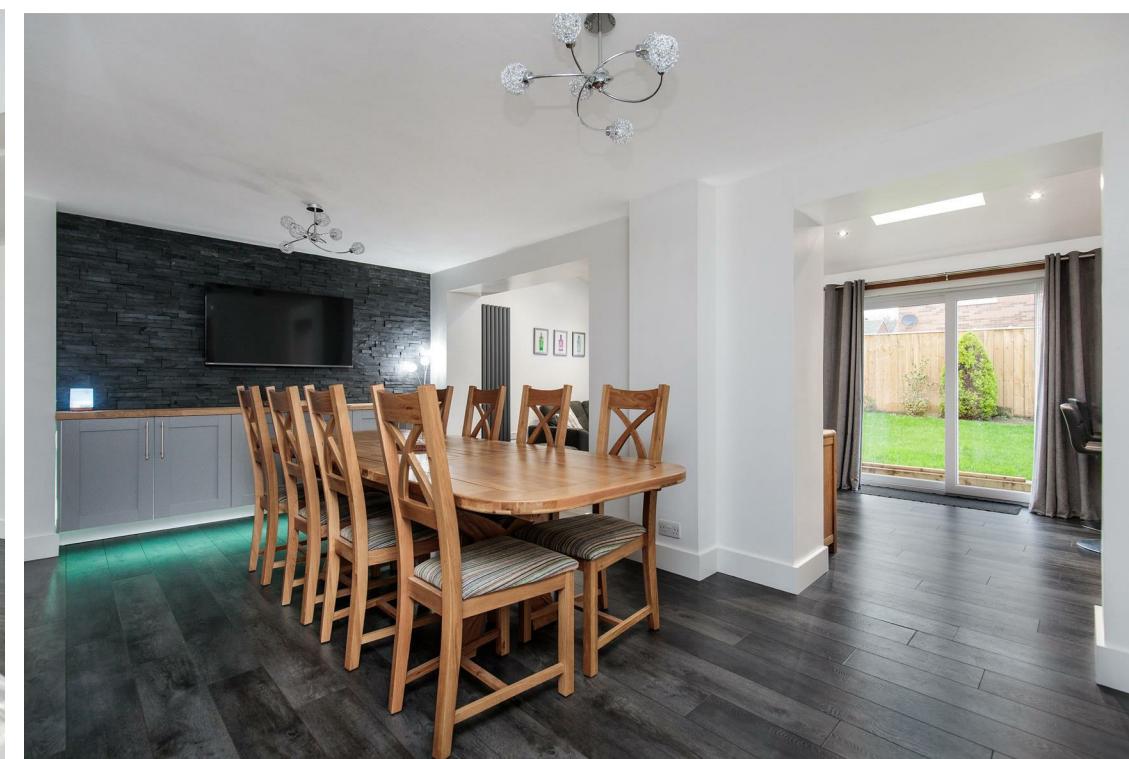


**POPLAR PLACE, MORPETH, NE61**

**£435,000**

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# BRUNTON

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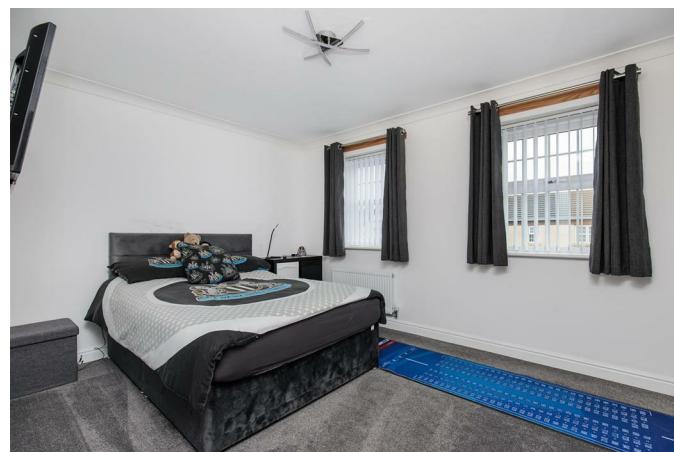
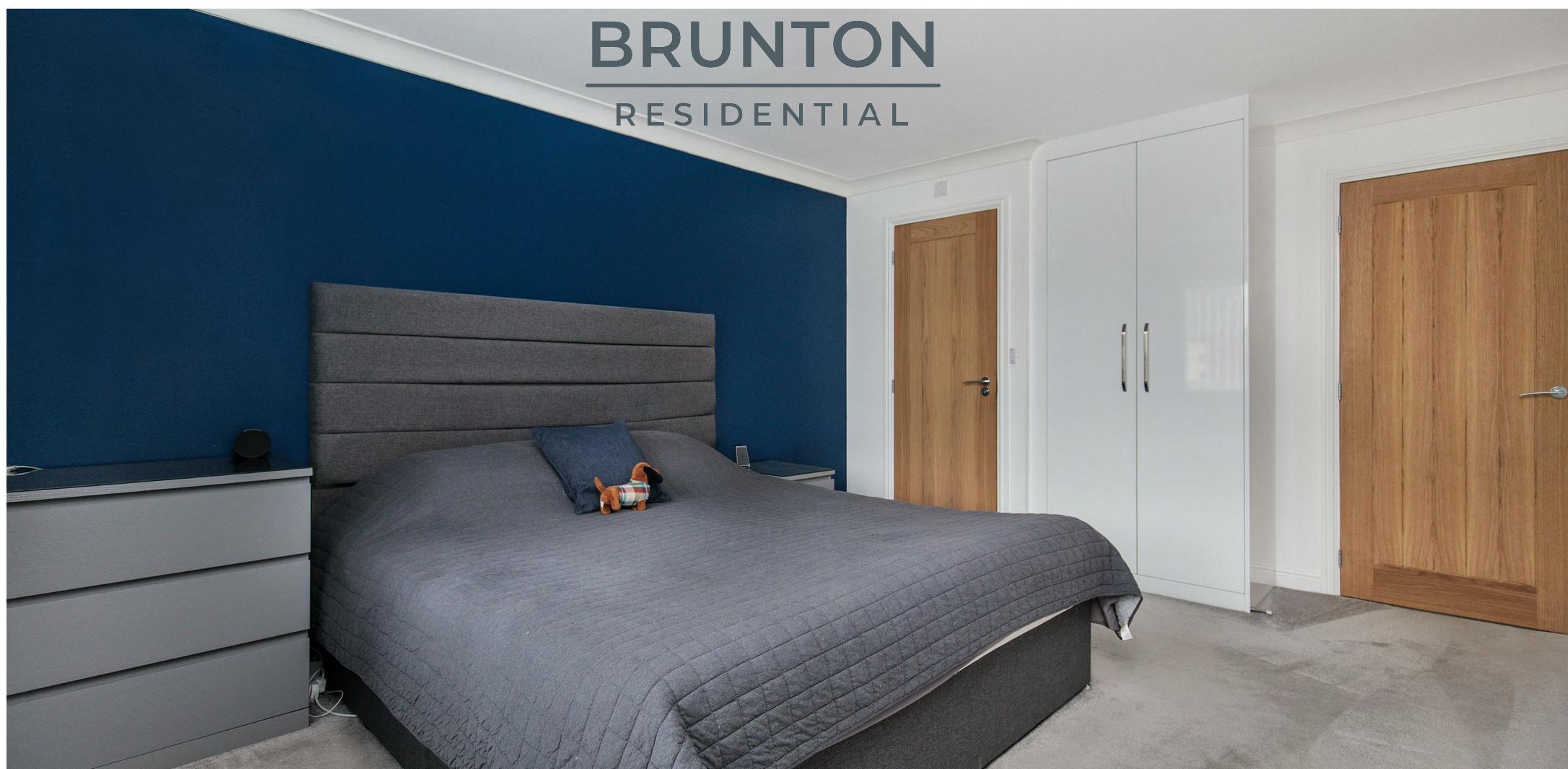
This four-bedroom, extended, detached home in Poplar Place offers spacious and practical accommodation over two floors. The ground floor includes an entrance hall, a front-facing living room, an integral garage, a ground-floor WC, a dining room with access to a concealed utility area, a separate office space and a generous refitted kitchen with integrated appliances, Velux windows and French doors to the rear garden. The first floor includes two double bedrooms with en-suite shower rooms, along with two further double bedrooms served by a family bathroom. Externally, the property benefits from a private rear garden with patio, decking and lawn, as well as a double driveway providing ample off-street parking.

Poplar Place is well located for access to local amenities, schools and transport links, offering convenient routes to Newcastle, the coast and surrounding areas.

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The internal accommodation comprises: a welcoming entrance hall with stairs leading to the first floor. On the left is a well-proportioned living room with a large front aspect window, while to the right of the hallway is a door which provides access to the integral garage. Under the stairs is a convenient ground-floor WC, and next to this is a door leading to the spacious dining room with double oak doors leading into a concealed laundry/utility area. The dining room provides further access to a versatile office space and the generous open-plan kitchen, which enjoys three Velux windows, as well as French doors leading to the rear garden - a truly bright space. The kitchen itself has been refitted, and is well-equipped with integrated appliances including a fridge-freezer, oven, microwave, hob, extractor fan and dishwasher. It boasts oak worktops and under-unit lighting, for a fantastic modern finish.

Upstairs, the first-floor landing provides access to a master bedroom with two fitted wardrobes and an en-suite shower room, as well as a second double bedroom, also benefiting from an en-suite, with both showers being mains-powered. There are two further double bedrooms that are served by a family bathroom, which includes a mains-powered shower over the bath.

Externally, the rear garden enjoys a high degree of privacy and features a patio area, raised decking with lighting, and a lawn. A double driveway provides ample off-street parking to the front of the property. The property also benefits from a remote, electric garage door and EV charging point.



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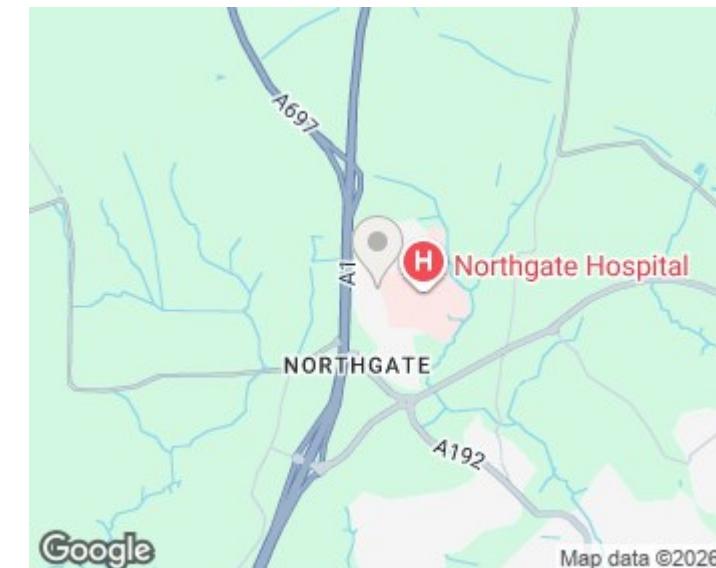
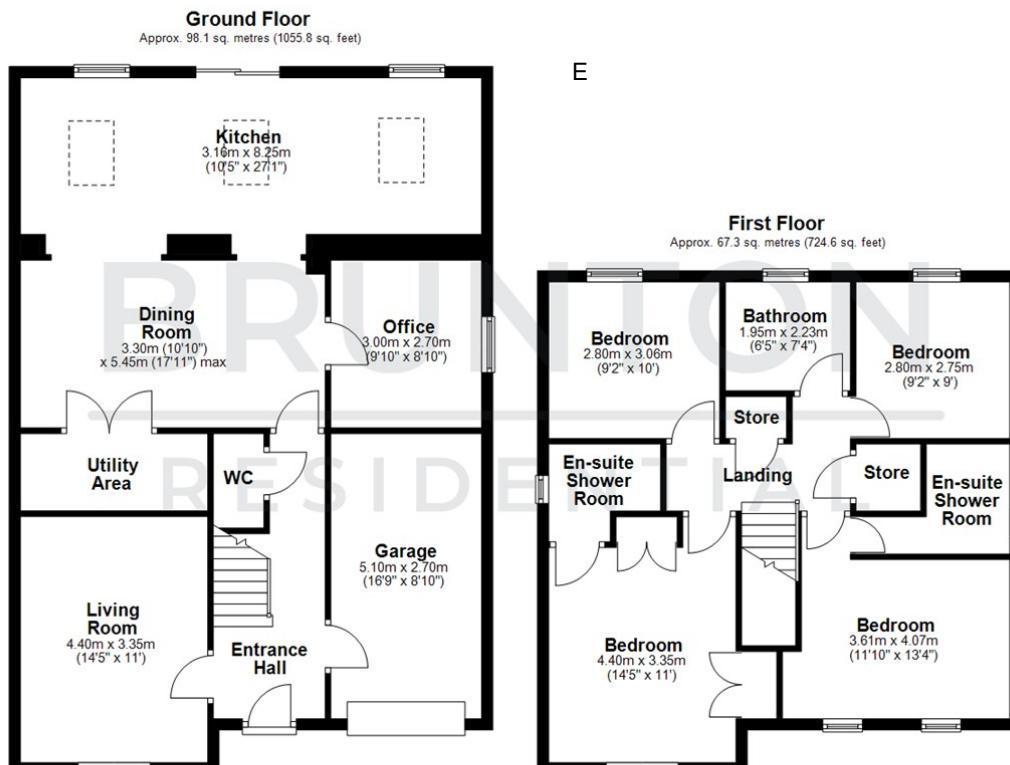
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : B



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 CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		