

# SIGNATURE

## NORTH EAST

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📍 Poplar Place, Morpeth NE61 3BR

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## Offers Over £380,000

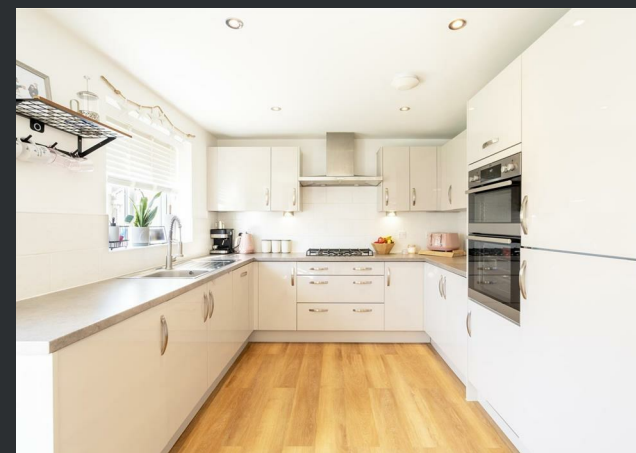
Signature North East are delighted to welcome this impressive four-bedroom detached property to the market, ideally located just outside Morpeth town centre. The property offers a blend of market town charm and modern convenience, with excellent transport links including access to Newcastle upon Tyne via the A1 road and nearby rail services. It is close to local shops, cafés and amenities, as well as scenic outdoor spaces such as the River Wansbeck and Carlisle Park, making it ideal for families and professionals.

This property benefits from no onward chain.

Upon entering the property, you are welcomed into a central hallway which provides access to a convenient W.C. The spacious living room is bright and airy, featuring a large window and ample space for a range of furnishings. Double doors lead through to the open plan kitchen and dining area, which comfortably accommodates a dining table. The kitchen boasts an array of attractive wall and base units, complemented by generous worktop space and integrated appliances including a double oven, hob and fridge freezer. Two sets of elegant French doors open out onto the rear garden, while the hallway also offers internal access to the garage.

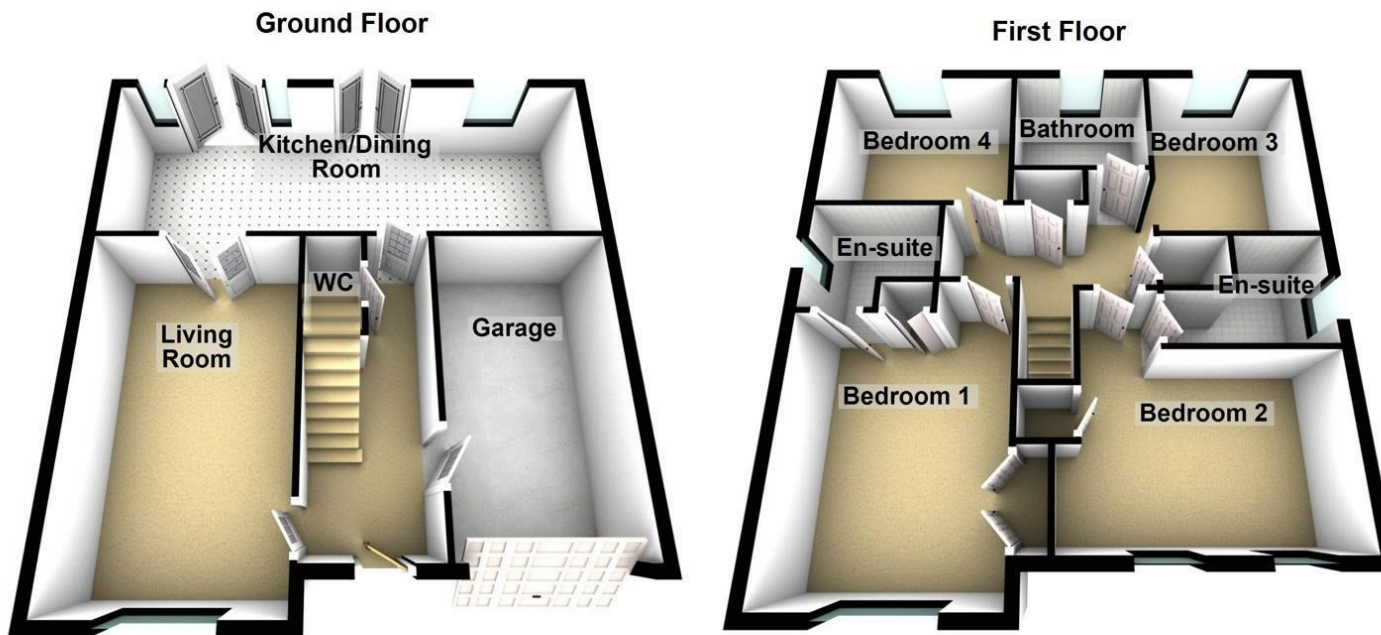
To the first floor, there are four well-proportioned bedrooms. Bedrooms one, two and three can each accommodate a double bed along with additional furnishings, while bedroom four is ideal for a single bed or home office. Bedrooms one and two both benefit from en-suite facilities, each featuring a W.C., shower and hand basin. Completing the first floor is the family bathroom, fitted with a bathtub and overhead shower, hand basin and W.C.

Externally, the property offers a generous rear garden, mainly laid to lawn with a spacious patio and gravelled area, perfect for outdoor furniture and entertaining. To the front, there is off-street parking, adding further convenience to this superb family home.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 135.1 sq. metres (1454.2 sq. feet)

## Measurements:

Living Room  
18'3" x 10'9"

Kitchen / Dining Room  
26'10" x 9'9"

Bedroom One  
15'1" x 10'9"

En Suite One  
6'8" x 5'10"

Bedroom Two  
13'10" x 12'5"


En Suite Two  
8'5" x 5'11"

Bedroom Three  
10'3" x 8'5"

Bedroom Four  
10'4" x 8'4"

Bathroom  
7'4" x 6'1"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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