

# SIGNATURE

## NORTH EAST

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📍 Pegswood Village, Morpeth NE61 6RE

# Pegswood Village, Morpeth NE61 6RE

**Offers Over £280,000**

Signature North East are delighted to welcome to the market this charming three-bedroom detached bungalow, ideally located in the sought-after area of Pegswood, Morpeth. Nestled in a welcoming, close-knit community, this property is surrounded by greenery and local parks, creating a peaceful setting perfect for families. The village offers a great selection of everyday amenities, excellent schools, and convenient transport links to both Morpeth and Newcastle, making it a superb choice for those seeking both comfort and connectivity.

Upon entry, you are greeted by a central hallway leading into the spacious living room, complemented by large windows and a glass door that provides rear access. The kitchen is well-equipped, offering an abundance of storage through a range of wall and base units, complemented by countertop space. Integrated appliances, including an oven, hob, and fridge freezer.

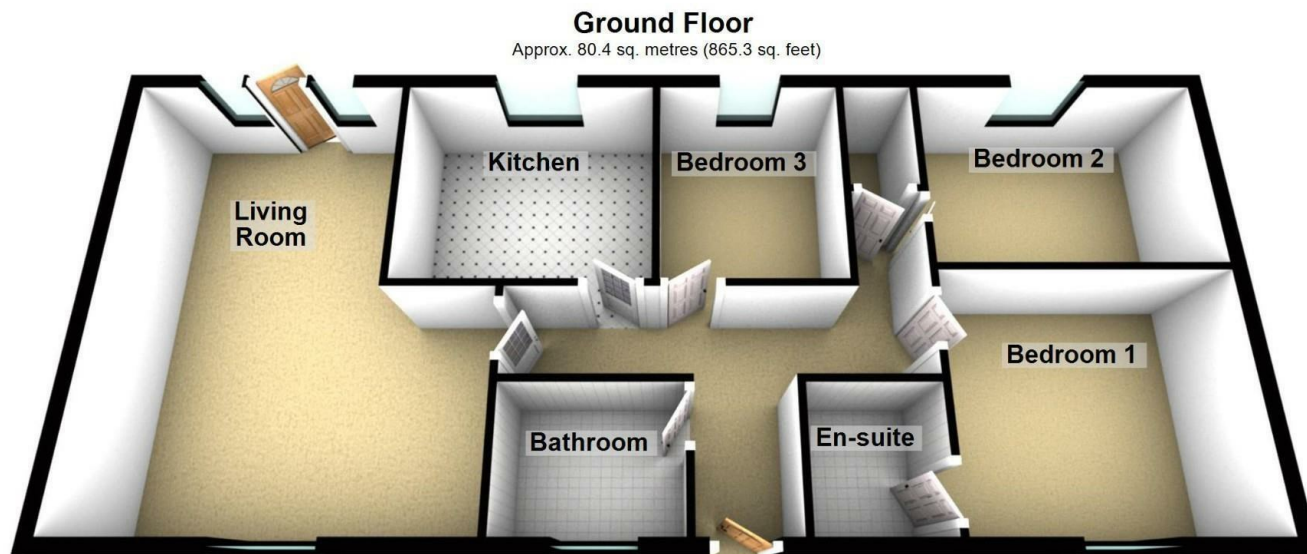
Continuing your journey through the property, you will discover three well-proportioned bedrooms, each comfortably able to accommodate a double bed alongside additional furnishings. The principal bedroom further benefits from an en-suite, complete with shower, W.C., and hand basin. Completing the property is the family bathroom, featuring a bathtub, hand basin, and W.C.

Externally, the property enjoys a large garden mainly laid to lawn, with an ample patio area that is ideal for outdoor furniture. Additionally, the home benefits from a parking space and garage.



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

# PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
18'11" x 16'0"

Kitchen  
10'6" x 8'11"

Bedroom One  
11'9" x 10'4"

En-Suite  
5'9" x 5'2"

Bedroom Two  
11'9" x 8'3"

Bedroom Three  
8'11" x 7'7"

Bathroom  
7'2" x 5'9"

## Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>82</b> |
| (69-80) <b>C</b>                            | <b>74</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 |           |           |
| England & Wales<br>EU Directive 2002/91/EC  |           |           |





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