

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

6 CHARLOTTE COURT PEGSWOOD NE61 6GF



- Two Bedroom Semi
- Landscaped Rear Garden
- Open Plan Kitchen Diner
- Council Tax Band: A
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Immaculately Presented
- Double Length Driveway
- EPC Rating: B
- Tenure: Freehold

Price £140,000

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This recently built semi-detached home by Gleeson Homes is located in Charlotte Court, Pegswood, and is presented to an immaculate standard. Ideal for first time purchasers, the property offers a welcoming entrance porch, a convenient ground floor WC, and a lounge, leading to a bright open-plan kitchen diner with contemporary finishes and double glazed door opening onto a landscaped, low-maintenance rear garden. Upstairs, there are two double bedrooms and a bathroom/wc. Externally, in addition to the garden, the home benefits from a double-length driveway for off-street parking.

Pegswood itself offers a range of local amenities, including shops, a primary school, a medical centre, and a community hub, all within walking distance, along with transport links including a limited rail service. For a wider variety of shopping, dining, and leisure options, the bustling market town of Morpeth is just a short drive away, featuring independent boutiques, national retailers, and a vibrant food scene. Morpeth also boasts excellent transport links, including its train station with regular services to Newcastle, London and Edinburgh, making it a convenient location for commuters. This stylish home perfectly combines modern living with easy access to local and regional amenities, making it an ideal choice for first-time buyers.

ENTRANCE PORCH

Entrance door to the front, radiator, access to ground floor wc and inner door to the lounge.

GROUND FLOOR WC

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

LOUNGE

12'3" x 13'7" (3.74 x 4.15)

Measurement includes staircase.

Double glazed window to the front, radiator and stairs to first floor.



ADDITIONAL IMAGE



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KITCHEN DINER

7'7" excluding door recess & cupboard x 12'1" (2.33 excluding door recess & cupboard x 3.7)

Fitted with a range of wall and base units with roll top work surfaces and a sink drainer unit with mixer tap, along with an integrated gas hob with extractor hood and electric oven. There is also a double glazed window and double glazed door leading to the rear garden and a built in under stair storage cupboard.



ADDITIONAL IMAGE



FIRST FLOOR LANDING

Access to the loft.

BEDROOM ONE

10'6" max x 12'3" (3.22 max x 3.75)

Double glazed window to the front, radiator.



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BEDROOM TWO

7'8" x 12'4" (2.34 x 3.76)

Double glazed window to the rear, radiator and built in storage cupboard over the stairs.



BATHROOM/WC

Fitted with a wc, wash hand basin and panelled bath with shower head attachment. Double glazed window to the side, radiator and extractor fan.



EXTERNALLY

The rear of the property has a good size garden which has been landscaped to provide a large patio and artificial lawn area.



PARKING

There is a double length, gravelled drive to the side of the property.

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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.

MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Mains GCH

Broadband and Mobile - Available - including Ultra and Excluding superfast broadband. Mobile - Likely with the majority of suppliers . Ofcom Broadband & Mobile Checker January 2025).

Flood Risk - Rivers & Sea Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2036 & 2069 - Very Low Risk - (Gov.uk Flood Risk Checker February 2025).

- Surface Water Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2040 & 2060 - Very Low Risk - (Gov.uk Flood Risk Checker February 2025).

Planning Permission - There is currently no active planning permission for Charlotte Court. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked January 2025.

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on a coalfield. Your legal advisor will be able to advise you of any implications of this.

TENURE & COUNCIL TAX BAND

We have been advised that the property is Freehold.

We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

Estate charges are payable on Charlotte Court these are currently £TBC per annum.

Council Tax Band A

FLOOR PLAN

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

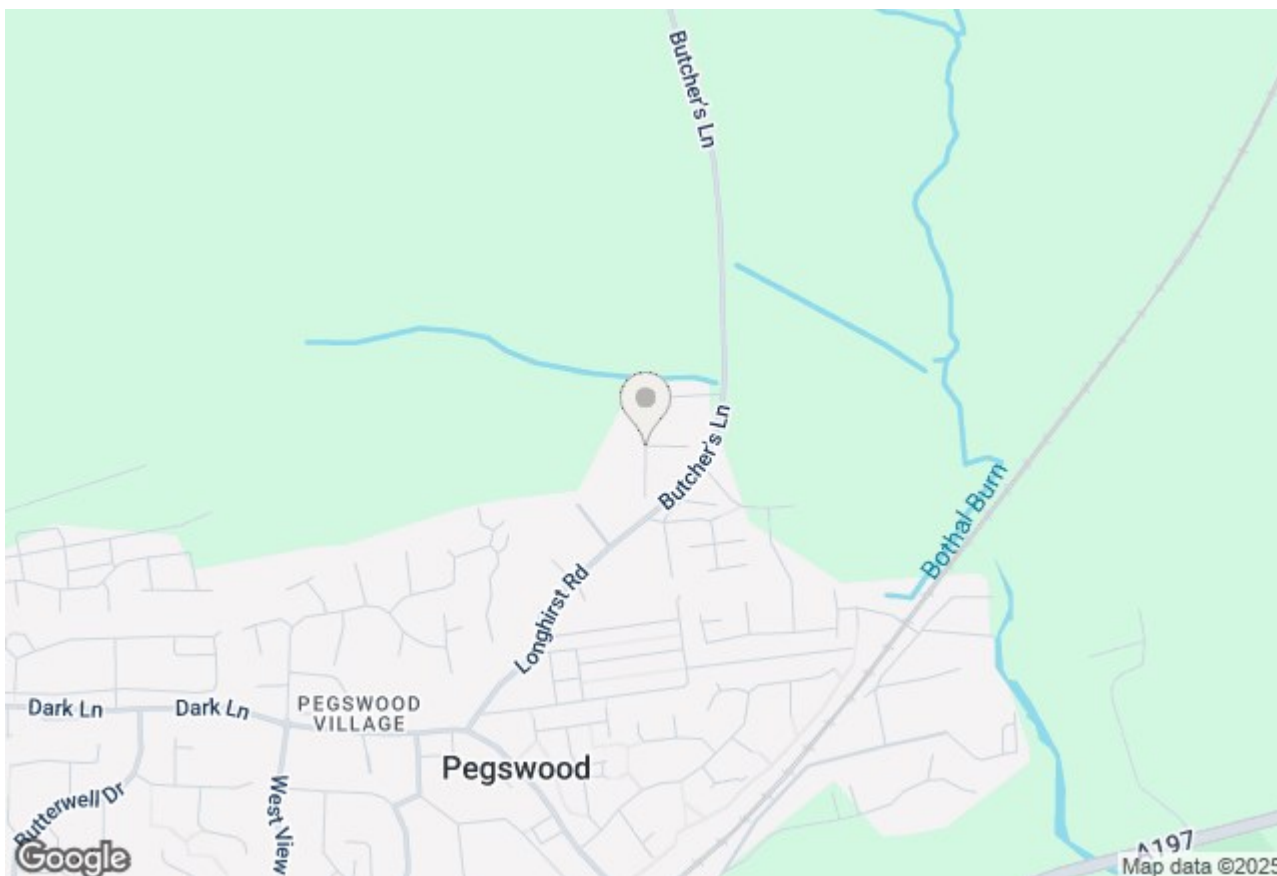
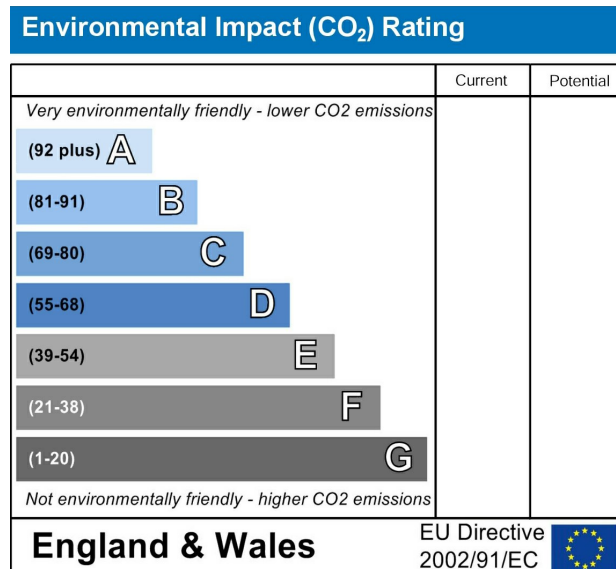
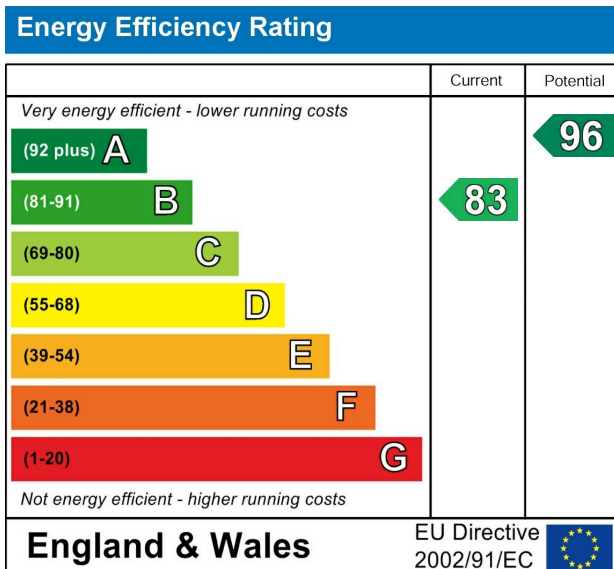
GOOGLE MAPS - GENERAL NOTE

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

17A25AOAO



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com