



Bluebell Drive | Pegswood | NE61 6FT

Offers In The Region Of £205,000

ROOK
MATTHEWS
SAYER

**3****1****2****Immaculate Semi Detached Home****Bright and Airy Rooms****Three Bedrooms****Fully Enclosed Garden****Ideal Location****Private Driveway****Modern Décor****Freehold**

For any more information regarding the property please contact us today

Guaranteed to impress, stands this extremely well presented three bedroomed family home located on Bluebell Drive, Pegswood. The property sits within a lovely small development, making it ideal for families. The property has been finished to a high standard throughout with allocated parking to the front and landscaped low maintenance garden to the rear.

The layout comprises:- Entrance Hall, downstairs W.C., spacious bright and airy lounge which has been fitted with light wood flooring and finished with a crisp white wall. The open plan kitchen/diner is a lovely space with views overlooking the rear garden via the double patio doors. The modern kitchen has been fitted with gloss wall and base cabinets, offering an abundance of storage and appliances to include a four-ring gas hob, electric oven with extractor fan, fridge/freezer and washing machine.

To the first floor of the accommodation, you have three good sized bedrooms two doubles and one single which could be used as an office to suit your needs. All rooms have been carpeted throughout and finished with white walls. The master bedroom further benefits from its own en-suite shower room. The family bathroom which has been partially tiled and fitted with W.C., handbasin bath and shower over bath. The loft is accessed via a ladder and is partially boarded with lighting.

Externally, you have your own private paved driveway to accommodate two cars and a delightful enclosed garden to the rear which has been laid to lawn with patio area. Ideal for those who enjoy outdoor living.

Sure to be snapped up straight away, we recommend an early viewing as not to be disappointed

Lounge: 16'3 x 11'9 (4.95m x 3.58m)
Kitchen/Diner: 15'0 x 10'5 (4.57m x 3.18m)
W.C: 5'2 x 3'0 (1.57m x 0.91m)
Bedroom One: 13'9 x 8'5 (4.19m x 2.57m)
En-Suite: 8'5 x 4'5 (Max points) (2.57m x 1.37m)
Bedroom Two: 10'2 x 8'5 (3.10m x 2.57m)
Bathroom: 6'3 x 5'6 (1.91m x 1.68m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Central Gas
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: Private Driveway

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

EPC Rating: B
Council Tax Band: C

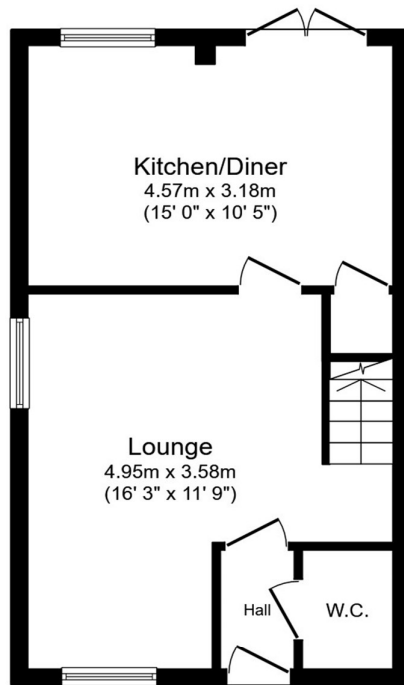
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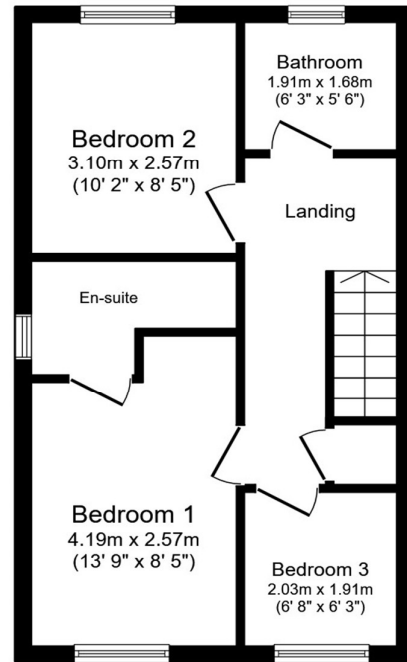
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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Money Laundering Regulations - intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

