



## Bluebell Drive

Pegswood

- Two Bedroomed Terraced
- Enclosed Rear Garden
- Modern Decor
- Private Driveway
- Downstairs WC
- Freehold

**Offers In Excess Of: £170,000**

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# Bluebell Drive Pegswood

Guaranteed to impress, sits this well presented two bedroomed terrace home on Bluebell Drive, which is located within a well-established development in Pegswood and is hugely desirable with families. The property itself is set within a small cluster of homes, with a delightful garden to the rear whilst internally offering a well presented and spacious property, meaning its ready to move straight into. Pegswood itself offers local amenities on your doorstep to include a Co-op and doctor's surgery, whilst the historic town of Morpeth is only a short drive away, where you can enjoy the hustle and bustle this busy market town has to offer with an array of bars, restaurants, river walks and shopping delights.

The layout comprises:- Entrance Hall, downstairs W.C., generous, light and airy lounge which has been carpeted throughout and finished with light modern décor throughout. The high spec kitchen has been fitted with a range of duck egg wall and base cabinets and complimented with a white bench top, offering ample storage with integrated appliances to include fridge/freezer, dishwasher, electric oven and hob and washing machine. The kitchen makes full use of the views over the rear garden and can be accessed through the patio doors.

To the upper floor of the accommodation, you have two large double bedrooms, both of which have been carpeted throughout and offer excellent storage. The main family bathroom has been finished in a slick grey tile and comes with W.C., hand basin, bath and shower over bath.

Externally, you have a private paved driveway which can accommodate two cars, with additional on street parking available. To the rear, you have a fantastic enclosed garden, which offers that all important south facing aspect. Currently laid to lawn with patio area and shed, with an additional separate walkway for bin access. This garden will be ideal for those who enjoy outdoor living.

Lounge: 12'10 x 12'0 Max points (3.91m x 3.66m Max Points)  
Kitchen: 12'8 x 7'6 (3.86m x 2.29m)  
W.C: 5'11 x 3'5 (1.80m x 1.06m)  
Bedroom One: 12'9 x 9'5 Max Points (3.89m x 2.87m Max Points)  
Bedroom Two: 12'9 x 7'6 (3.89m x 2.29)  
Bathroom: 6'2 x 5'11 (1.88m x 1.80m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains gas  
Broadband: Fibre To Premises  
Mobile Signal / Coverage Blackspot: No  
Parking: Private Driveway

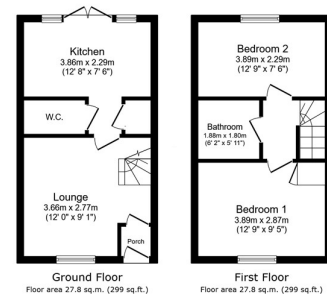
## TENURE

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: B

M00008414.AB.JD.29/04/25.V.2



Total floor area: 55.6 sq.m. (599 sq.ft.)  
This floor plan is for guidance only. It is not intended to be used as a contract. The measurements are for guidance only and do not constitute part of an offer or contract. The measurements are for guidance only and do not constitute part of an offer or contract. The measurements are for guidance only and do not constitute part of an offer or contract.

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and 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. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**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.

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