



Castle Way | Pegswood | NE61 6XH

**Asking Price £162,000**

ROOK  
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**Spacious Semi Detached Home**

**No Onward Chain**

**Two Bedrooms**

**South Facing Garden**

**Quiet Cul-de-Sac**

**Private Driveway**

**Bright Sun Room**

**Freehold**

For any more information regarding the property please contact us today

This deceptively spacious two bedroomed semi-detached home located on Castle Way, Pegswood is guaranteed to impress! The property boasts a superb position, tucked nicely within a quiet cul-de-sac, making it ideal for families. With spacious rooms throughout, a tremendous position and a South facing garden, we anticipate interest will be high. The village of Pegswood benefits from a good choice of amenities on your doorstep such as a doctor's surgery, pharmacy and local Co-op, whilst you are only a two-mile drive away from the busy and historic market town of Morpeth. The property benefits from a train station 0.5 miles away, along with having easy access to the A1 at 3.5 mile away.

The property briefly comprises:- Entrance porch, a generous sized lounge with two bay windows offering views over the front driveway. The lounge comes fitted with an electric fire, which is the focal point of the room and will be cosy for those winter nights. This leads seamlessly into the rear kitchen/diner, which is a great space for families with ample room for your dining table and chairs. The kitchen has been fitted with a range of wall and base units, offering an abundance of storage. Appliances include ceramic hob and electric oven. The large under stair cupboard has been plumbed for a washing machine. You further benefit from an impressive sun room, offering views over the rear garden, which can be accessed via the double patio doors.

To the upper floor of the accommodation, you have two large double sized bedrooms, both of which have been carpeted. The master bedroom benefits from its own ensuite bathroom and dressing room, which could be used as a nursery to suit. The family bathroom has been finished with W.C., hand basin, bath and shower over bath. There is a large boarded loft with access ladder, which houses the gas boiler and a great storage area. There is also a smaller second loft area with access ladder which is carpeted, has full electrics, radiator and Velux window lending itself to be a home office or children's den.

Externally to the front of the property, you have a private driveway which can accommodate at least two cars and two EV charging points. To the rear you have a fully enclosed South facing garden, which has been laid to lawn, ideal for those who enjoy outdoor entertaining.

With no onward chain, this is a must view!

#### MEASUREMENTS

Lounge: 18'97 x 18'09 Max Points (5.72m x 5.49m Max Points)  
Kitchen/Diner: 18'96 x 8'30 (5.72m x 2.51m)  
Sun Room: 10'68 x 8'70 (3.20m x 2.62m)  
Bedroom One: 10'00 x 11'59 (3.05m x 3.48m)  
Ensuite Bathroom: 4'49 x 8'25 (1.32m x 2.49m)  
Dressing Room: 7'55 x 6'25 (2.26m x 1.88m)  
Bedroom Two: 11'57 x 11'60 (3.48m x 3.51m)  
Bathroom: 6'27 x 5'44 (1.88m x 1.63m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains gas  
Broadband: None  
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: C  
Council Tax Band: B

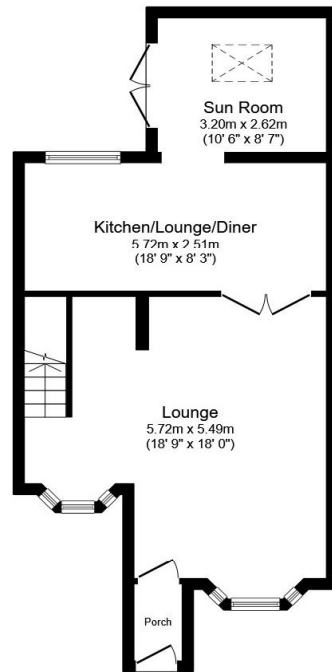
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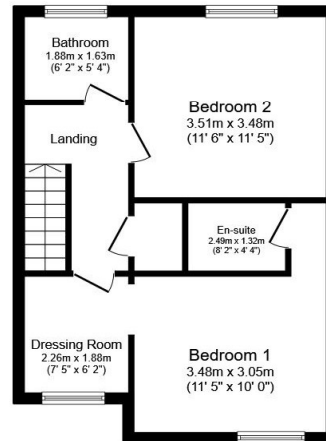
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**Ground Floor**

Floor area 53.9 sq.m. (580 sq.ft.)



**First Floor**

Floor area 44.7 sq.m. (481 sq.ft.)

Total floor area: 98.5 sq.m. (1,061 sq.ft.)

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](http://www.Propertybox.io)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             | 71 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

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