

# BRUNTON

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## RESIDENTIAL



**BURGHLEY GARDENS, PEGSWOOD, MORPETH, NE61**

**Offers Over £350,000**

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Beautifully presented detached family home occupying a pleasant position within the popular village of Pegswood, offering spacious and versatile accommodation ideally suited to modern family living.

The property benefits from a generous lounge with garden views, an impressive open-plan kitchen/dining/family room, home office, utility room, attached garage, four well-proportioned bedrooms, en-suite facilities and a family bathroom. Externally, the home enjoys a beautifully maintained rear garden with patio seating areas and established planting, creating a wonderful outdoor space for relaxing and entertaining.

Pegswood is a popular village situated just a short distance from Morpeth town centre, offering a range of local amenities including shops, schooling and recreational facilities. The village benefits from excellent transport links, including a railway station providing access to Newcastle and the wider region. Morpeth itself offers an extensive range of shops, restaurants, cafés and leisure amenities, making this a highly convenient and desirable location.

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The internal accommodation comprises: a welcoming entrance hallway with glass staircase rising to the first-floor landing, useful understairs storage cupboard and access to a convenient ground-floor WC. Positioned to the front of the property is a versatile home office, ideal for those working remotely or requiring additional reception space.

Located straight ahead from the hallway is a spacious lounge enjoying a delightful walk-in bay window overlooking the rear garden, allowing for excellent natural light and attractive garden views. Adjacent to the lounge is an impressive open-plan kitchen/dining/family room which undoubtedly forms the heart of the home. The kitchen is fitted with an extensive range of wall and base units, complemented by granite worktops and a breakfast bar peninsula, creating an ideal environment for both everyday family living and entertaining. The dining/family area enjoys a dual-aspect design with lantern roof and bi-fold doors fitted with shutters opening onto the rear garden, flooding the space with natural light and creating a wonderful indoor-outdoor connection.

Leading from the kitchen is a useful utility room, providing additional storage and appliance space with plumbing for washing machine and space for tumble drier, together with direct access to the rear garden. The property further benefits from an attached garage, providing excellent storage and parking facilities.

To the first floor, the landing provides access to four well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room. The second bedroom also enjoys fitted wardrobes, whilst the remaining bedrooms provide flexible accommodation suitable for family members, guests or home working. The family bathroom is fitted with a bath with electric shower over, wash hand basin and WC.

Externally, the property occupies a pleasant position within this popular development and benefits from a beautifully maintained rear garden incorporating patio seating areas, established planting and lawned sections, creating an ideal environment for outdoor dining, entertaining and relaxation. The property has solar panels fitted with battery storage to further enhance its appeal.



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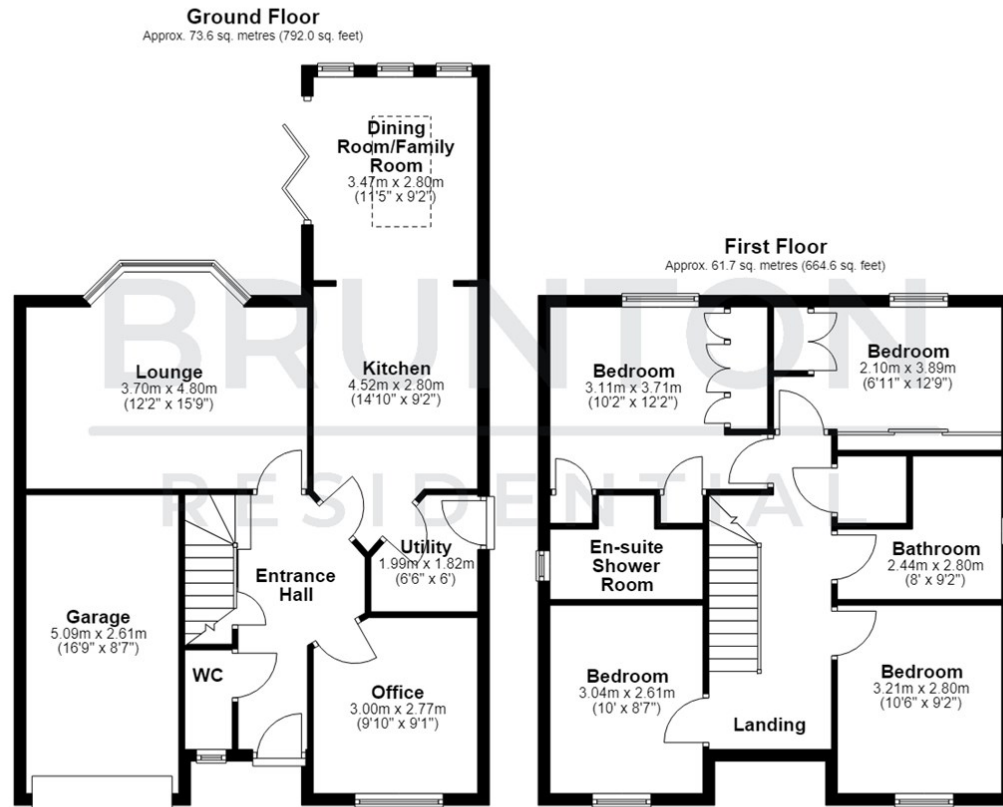
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING :



Total area: approx. 135.3 sq. metres (1456.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	