



Bluebell Drive | Pegswood, Morpeth | NE61 6FS

**Asking Price £250,000**

**RMS** | Rook  
Matthews  
Sayer



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**Beautifully Presented Family Home**

**Tastefully Decorated**

**Three Bedrooms**

**Enclosed Rear Garden**

**Lovely Village Location**

**Private Driveway**

**En Suite to the Main Bedroom**

**Freehold**

For any more information regarding the property please contact us today



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Matthews  
Sayer



Beautifully presented, three bedroomed detached family home, located on Bluebell Drive, Pegswood. The property is simply stunning throughout, finished to a very high standard, with much love and attention to detail, by its current owners. Pegswood itself offers local amenities on your doorstep to include a Co-op and doctor's surgery, whilst Morpeth town centre 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 to choose from.

The layout comprises:- Entrance Hall, downstairs W.C., bright and spacious lounge with floods of natural light due to the double aspect views. The lounge has been carpeted throughout and complimented with a sage panelled feature wall. The modern kitchen/diner is a fantastic space with ample room for your own dining table with chairs, with double patio doors giving direct access to the rear garden. A high-end kitchen has been fitted with wall and base cabinets, offering excellent storage, with integrated appliances to include fridge/freezer, washing machine, dishwasher and electric oven/hob. The kitchen makes full use of the views over garden to the rear.

To the upper floor of the accommodation, you have three generous sized bedrooms, two large doubles and one single, which has been fitted with large mirrored wardrobes and is currently being used a dressing room. The main bedroom further benefits from its own en-suite shower room, whilst the main family bathroom has been fitted with W.C., hand basin and bath tub.

Externally, you have your own paved driveway which can accommodate two cars, with additional on street parking available. To the rear, you have a beautifully presented garden which has been laid to lawn with large decked patio area, where you can relax and soak up the sun. The garden will be a real winner with those who enjoy outdoor living.

We highly recommend an early viewing to appreciate everything this beautiful home has to offer.

Lounge: 15'6 x 10'6 (4.72m x 3.20m)  
Kitchen/Diner: 15'5 x 8'8 (4.70m x 2.64m)  
W.C: 6'0 x 3'0 (1.83m x 0.91m)  
Bedroom One: 10'9 x 10'6 (3.28m x 3.20m)  
En-Suite: 7'6 x 5'5 (2.29m x 1.65m)  
Bedroom Two: 11'9 x 8'9 Max Points (3.58m x 2.67m Max Points)  
Bedroom Three: 8'9 x 6'5 (2.67m x 1.96m)  
Bathroom: 6'11 x 5'6 (2.11m x 1.68m)

#### PRIMARY SERVICES SUPPLY

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

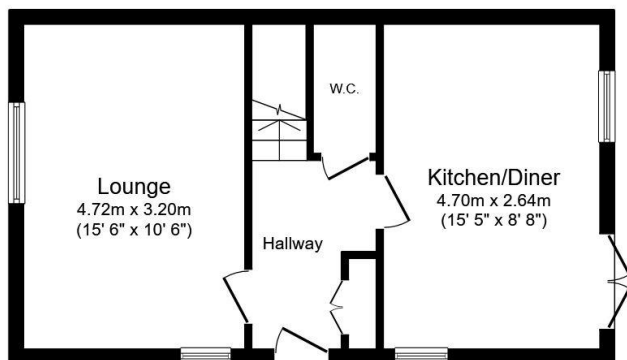
#### TENURE

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: D

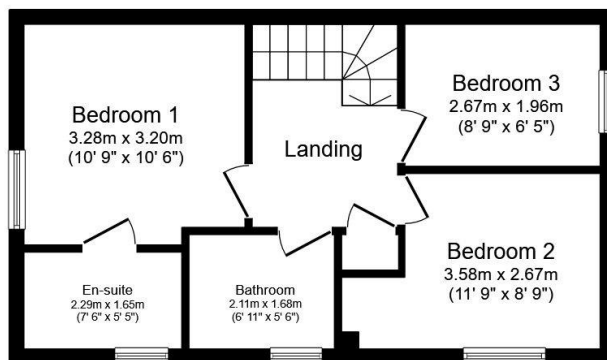
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### Ground Floor

Floor area 39.2 sq.m. (422 sq.ft.)



### First Floor

Floor area 39.2 sq.m. (422 sq.ft.)

Total floor area: 78.3 sq.m. (843 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		95 A
81-91	B	83 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

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