



Beaumont Court | Pegswood | NE61 6BF

**Asking Price £235,000**

ROOK  
MATTHEWS  
SAYER

**4****1****3**

## **Large Semi Detached Home**

### **Four Bedrooms**

### **Lovely Village Location**

### **Spacious and Bright**

## **Modern Décor**

### **Fully Enclosed Rear Garden**

### **Garage plus Driveway**

### **Freehold**

For any more information regarding the property please contact us today

Situated in a popular residential estate within Pegswood, sits this large four bed semi-detached family home on Beaumont Court. The property itself sits within a small cluster of homes, offering its new owners peaceful living. With spacious rooms throughout and a tremendous position, 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 briefly comprises:- Entrance hallway, which leads you through to a generous sized lounge, which has been fitted with light beige carpet. Located to the rear of the property there is open plan kitchen diner. The dining room offering views over the rear garden, which can be accessed via the double patio doors 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 a gas hob and electric oven. You further benefit from a separate utility area and downstairs W.C.

To the upper floor of the accommodation, you have four good sized bedrooms, three doubles and one single, all of which have been carpeted. The master bedroom benefits from its own ensuite shower room and separate dressing area. The second bedroom also benefits from its own ensuite shower room. The family bathroom has been finished with W.C., hand basin and bath.

Externally, to the rear of the property there is a single garage and driveway. The rear garden is fully enclosed and has been laid to lawn with decking area. There is additional on street parking available.

A must view to appreciate the home on offer.

#### **MEASUREMENTS**

Lounge: 14'88 x 11'75 Max points (4.47m x 3.53m Max Points)  
Dining Room: 10'89 x 11'79 (3.31m x 3.59m)  
Kitchen: 8'93 x 9'35 (2.67m x 2.82m)  
Utility: 4'15 x 6'16 (1.24m x 1.85m)  
W.C: 6'16 x 2'68 (1.87m x 0.81m)  
Bedroom One: 13'71 x 9'88 (4.14m x 2.95m)  
Ensuite: 7'98 x 5'89 (2.36m x 1.73m)  
Dressing Room: 5'91 x 7'70 (1.75m x 2.31m)  
Bedroom Two: 12'95 x 10'96 Max Points (3.94m x 3.34m Max Points)  
Ensuite: 4'78 x 6'98 (1.45m x 2.12m)  
Bedroom Three: 9'18 x 9'86 (2.77m x 2.95m)  
Bedroom Four: 8'83 x 9'87 (2.64m x 2.95m)  
Bathroom: 6'6 x 5'61 (1.98m x 1.68m)

#### **PRIMARY SERVICES SUPPLY**

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

#### **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: D

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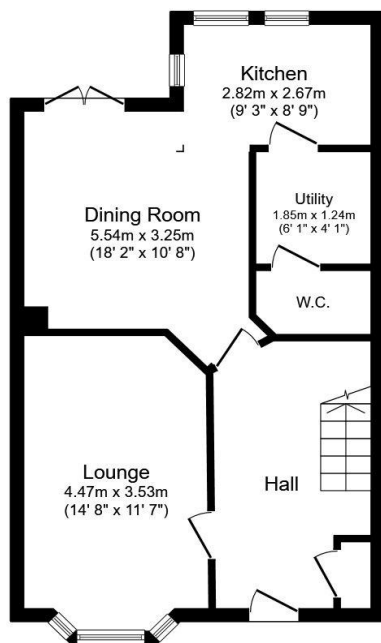
**T: 01670 511 711**

[morpeth@rmsestateagents.co.uk](mailto:morpeth@rmsestateagents.co.uk)

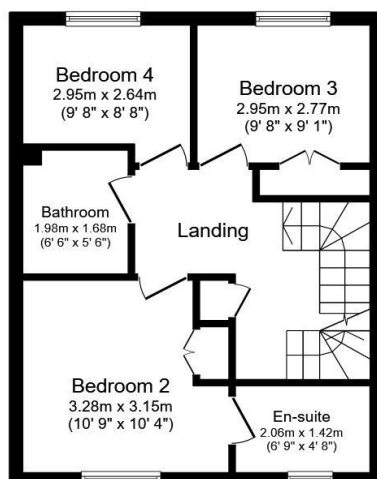
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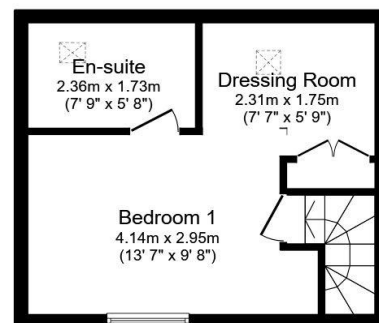




**Ground Floor**  
Floor area 49.7 sq.m. (535 sq.ft.)



**First Floor**  
Floor area 40.4 sq.m. (435 sq.ft.)



**Second Floor**  
Floor area 26.3 sq.m. (284 sq.ft.)

**Total floor area: 116.5 sq.m. (1,254 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 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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