

BRUNTON

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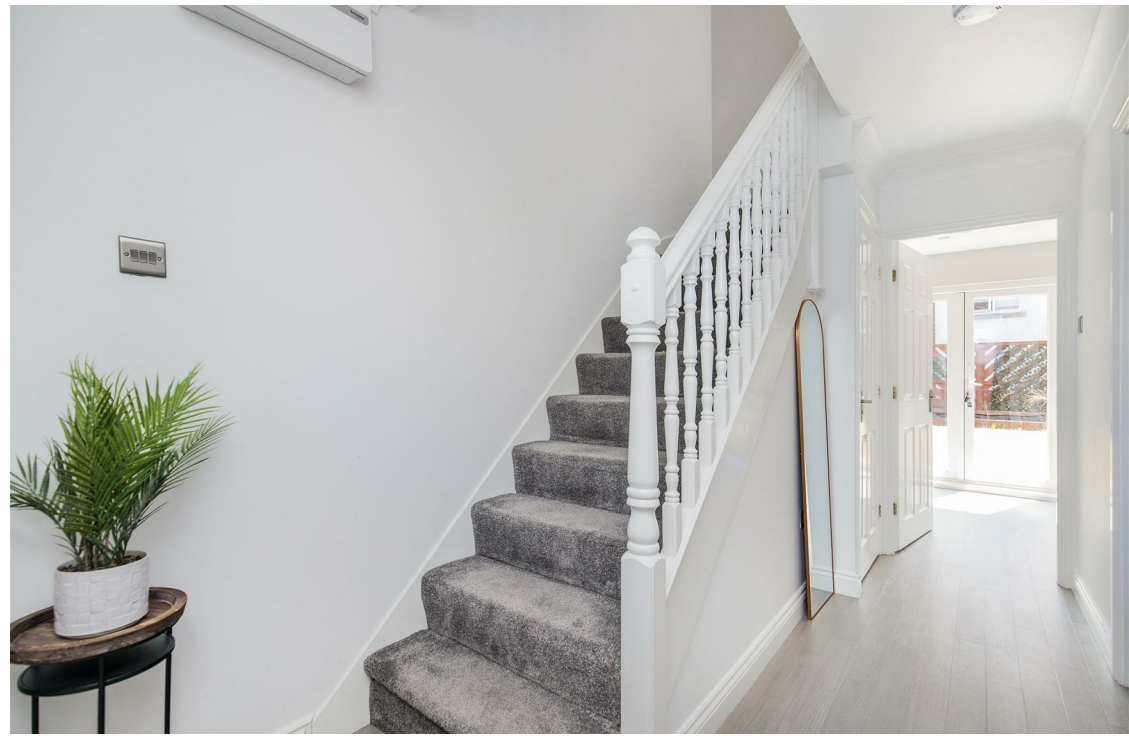
CROOME GARDENS, PEGSWOOD, MORPETH, NE61

Offers Over £265,000

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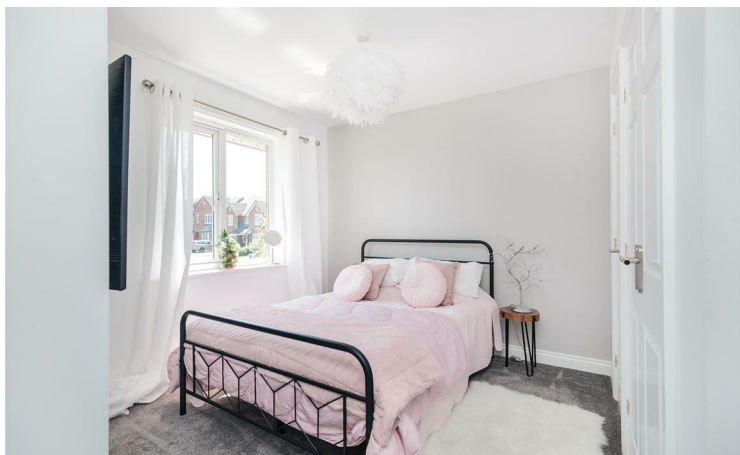
Beautifully presented detached family home offering bright, contemporary accommodation within a popular residential development in Pegswood. With well-proportioned living spaces, modern finishes and an attractive rear garden, the property is ideally suited to families, first-time buyers looking to upsize or professional couples.

The accommodation includes a spacious living room and a modern kitchen/diner with French doors opening onto the garden, creating an excellent space for both everyday living and entertaining. Three well-proportioned bedrooms, including a principal bedroom with en-suite facilities, are complemented by a family bathroom, while externally the property benefits from a garage, driveway parking for multiple vehicles and a private enclosed rear garden.

Pegswood is a popular village situated just a short distance from Morpeth, offering a range of local amenities, a well-regarded primary school and excellent transport links to Morpeth, Ashington and the A1, making it an ideal location for commuters and families alike.

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The internal accommodation comprises: a welcoming entrance hall with stairs to the first floor and useful under-stair storage. To the right is an inviting dual-aspect living room that overlooks the front of the property. To the rear of the hallway, a door opens into a bright kitchen/diner, well-equipped with a modern range of fitted wall and base units, integrated appliances, and LED lighting. There is ample space for dining furniture, and French doors lead out to the rear garden.

The first-floor landing provides access to three bedrooms, two of which are larger doubles and benefit from built-in storage. The master bedroom to the front enjoys en-suite facilities, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property benefits from an attached garage, driveway to the front, which accommodates multiple vehicles. To the rear, a well-maintained garden is enclosed with timber fencing, creating the ideal space for everyday family life and entertainment.



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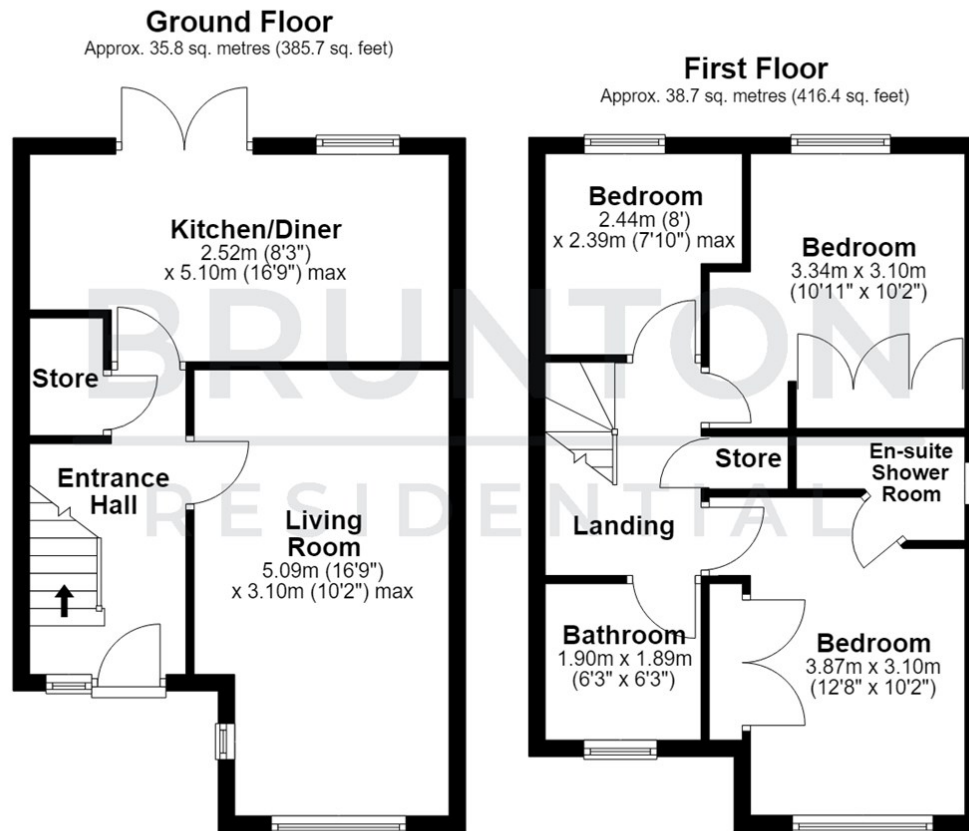
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING :



Total area: approx. 74.5 sq. metres (802.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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