

# BRUNTON

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## RESIDENTIAL



**BLUEBELL DRIVE, BLOSSOM PARK, PEGSWOOD, MORPETH, NE61**

**£220,000**

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Modern three-bedroom semi-detached home located on Bluebell Drive within the popular Blossom Park development in Pegswood, offering well-balanced accommodation and a peaceful cul-de-sac setting.

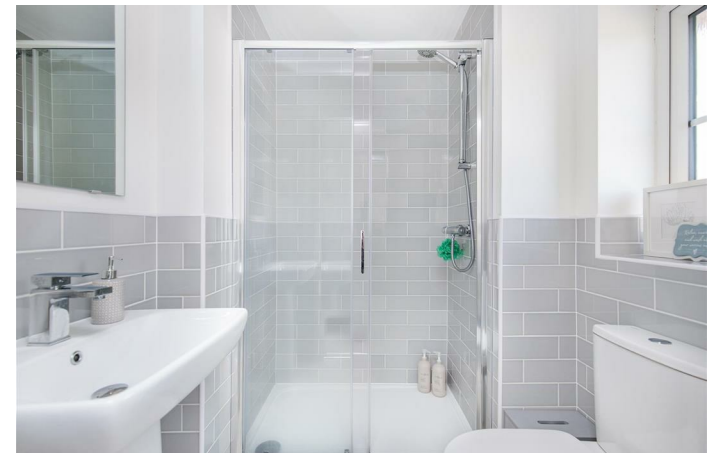
The property features a comfortable front-facing lounge, a spacious kitchen/dining room with French doors to the garden, and three well-proportioned bedrooms, including a main bedroom with fitted wardrobes and ensuite. The layout is practical and ideal for modern family living. Externally, the property further benefits from driveway parking for two vehicles and an enclosed rear garden designed for low maintenance.

Pegswood is a well-connected village offering a range of local amenities including shops, cafés, a primary school and transport links. The property is also conveniently located approximately three miles from Morpeth and Ashington, both of which provide a wider range of shopping, leisure and transport facilities.

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The internal accommodation comprises: an entrance hallway with stairs leading up to the first floor. To the front of the property is a comfortable lounge, featuring decorative panelling and a window overlooking the front aspect. An inner hallway provides access to a useful storage cupboard and a ground-floor WC.

To the rear, there is a spacious kitchen/dining room extending across the width of the property. The kitchen is fitted with a range of wall and base units, along with integrated appliances including a fridge-freezer, washing machine, dishwasher, oven, hob and extractor. The dining area benefits from French doors opening out to the rear garden, allowing for excellent natural light and a good connection to the outdoor space.

To the first floor, the landing provides access to three bedrooms, comprising two doubles and a single. The main bedroom benefits from fitted sliding wardrobes and an en-suite shower room, which has been upgraded with tiling and includes a mains-powered shower. The remaining bedrooms are served by a family bathroom fitted with a bath, WC and washbasin.

Externally, the property is set within a quiet cul-de-sac with a pleasant green and play area nearby. To the front, there is driveway parking for two vehicles. To the rear is an enclosed, low-maintenance garden featuring a paved patio, gravelled sections and a pathway to the side, offering a good degree of privacy.



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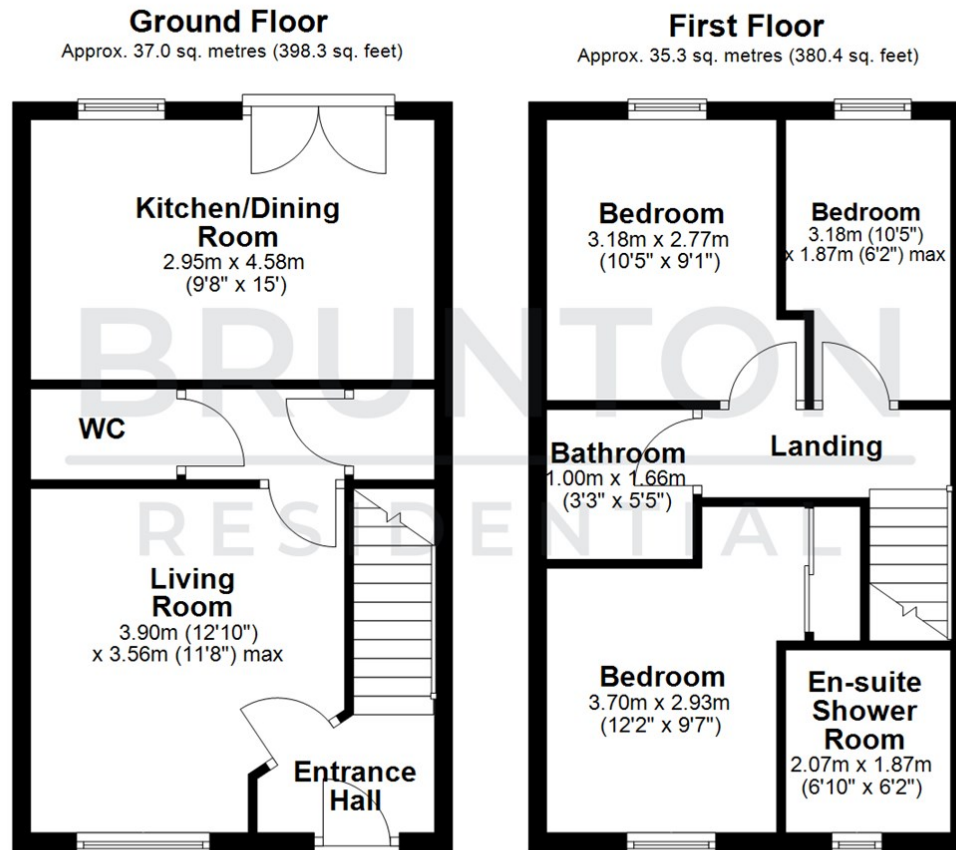
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : B



Total area: approx. 72.3 sq. metres (778.7 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	