

BRUNTON

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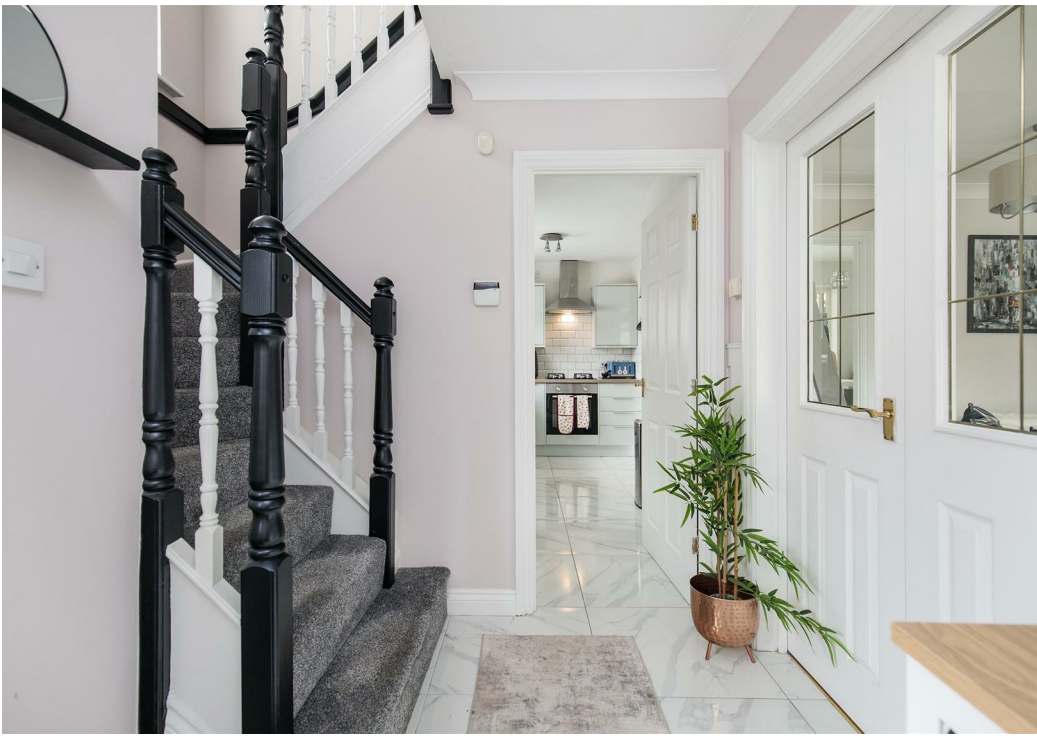
BURGHLEY GARDENS, PEGSWOOD, MORPETH, NE61

Offers In The Region Of £269,950

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A much improved, detached family home occupying a pleasant corner plot position within a quiet cul-de-sac in the popular village of Pegswood. Offering stylish and well-maintained accommodation throughout, the property is ideally suited to modern family living.

Particular highlights include the refitted dining kitchen, bright conservatory and attractive landscaped gardens, while the layout provides comfortable and practical living spaces. The corner plot position, detached garage and private outdoor areas further enhance the property's appeal.

Pegswood remains a popular village location thanks to its strong sense of community, local amenities and well-regarded primary school. Excellent transport links provide easy access to Morpeth, Ashington and the A1, making it a convenient base for commuters whilst retaining a village atmosphere.

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The internal accommodation comprises: a welcoming entrance hallway with attractive marble-effect tiled flooring, a useful under-stair storage cupboard, staircase to the first floor and a convenient ground-floor WC. Positioned to the front of the property is a bright and inviting living room featuring a bay window and a stove-effect fire set within an attractive surround.

To the rear of the property is a contemporary refitted dining kitchen, fitted with sleek wall and base units, integrated appliances and a breakfast bar providing informal dining space. The kitchen flows through into a conservatory, creating an excellent additional reception area with French doors opening directly onto the rear garden.

The first-floor landing provides access to three bedrooms, including two generous doubles with built-in wardrobes. The main bedroom benefits from an en-suite shower room, while a modern family bathroom serves the remaining bedrooms.

Externally, the property occupies a desirable corner plot with gardens to the front, side and rear. A driveway provides off-street parking and access to a detached single garage, while the landscaped rear garden incorporates patio seating areas, tiered lawns and planted borders, creating an ideal space for outdoor living and entertaining.



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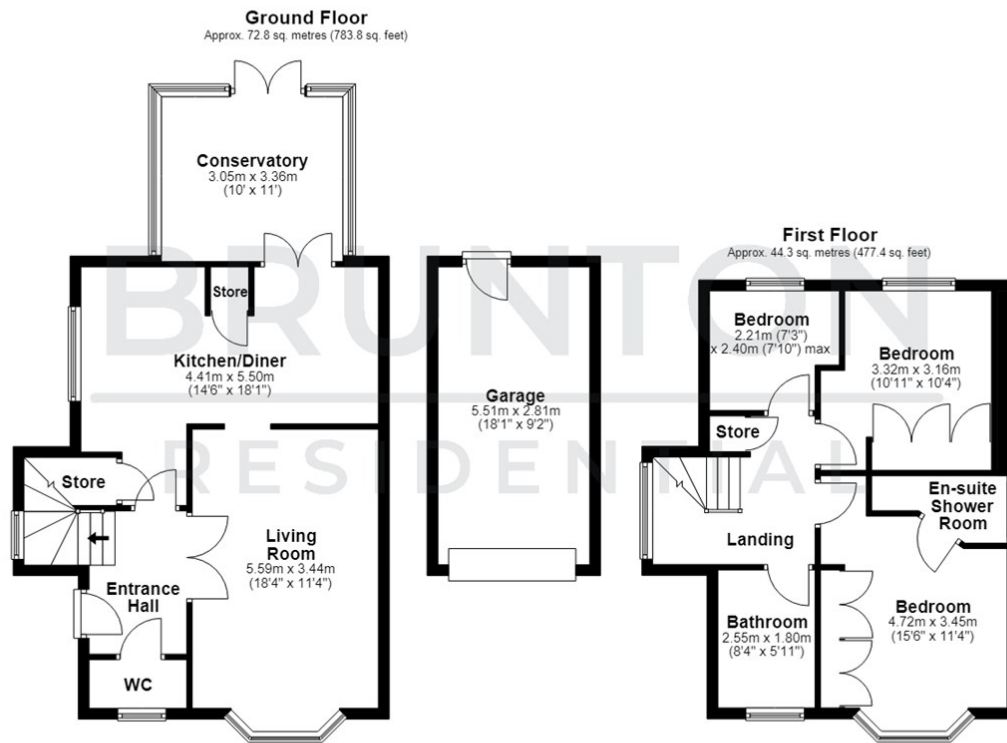
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : C



Total area: approx. 117.2 sq. metres (1261.1 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		
	71	82
	EU Directive 2002/91/EC	
England & Wales		

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		
	EU Directive 2002/91/EC	
England & Wales		