



Bluebell Drive | Pegswood | NE61 6FS

Asking Price £295,000

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RMS | Rook
Matthews
Sayer

 X 3  X 1  X 2

Detached

Ensuite Shower Room

Three Bedroomed

Enclosed Rear Garden

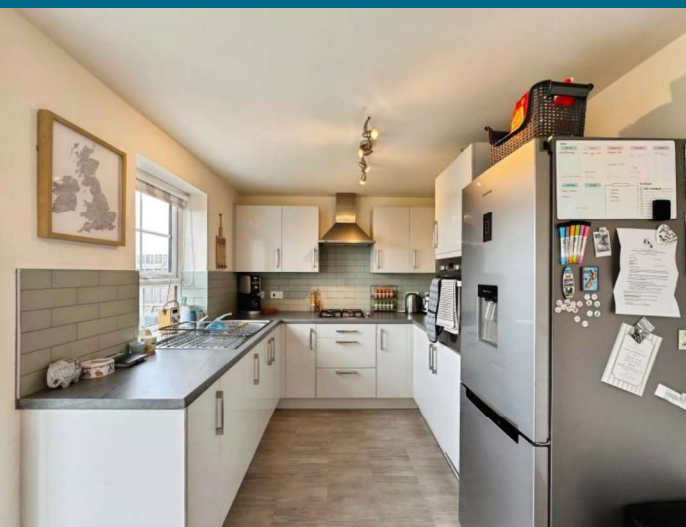
Modern Décor Throughout

Private Driveway

Countryside Views

Freehold

For any more information regarding the property please contact us today



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Beautifully presented, three bedroomed detached family home, located on Bluebell Drive, Pegswood. The property has a stunning outlook to the rear, offering uninterrupted views over the fields, whilst internally it has been finished to a very high standard throughout, thanks to its current owners. Pegswood itself offers local amenities on your doorstep to include a Co-op and doctor's surgery. 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.

The layout comprises:- Entrance Hall, bright and spacious lounge which has been finished with modern décor and offers views over the front garden. This is a fantastic space, with floods of natural light. This leads seamlessly into a superb open plan kitchen/diner, which offers the overall WOW factor with a picture-perfect view. The modern fitted kitchen has been fitted with a range of modern wall and base units, offering ample storage. Integrated appliances include an electric oven/hob and dishwasher. You further benefit from a separate utility area and downstairs W.C.

To the upper floor of the accommodation, you have three spacious bedrooms, two doubles and one single all of which have been finished with modern décor, ready to move straight into. The main bedroom further benefits from its own dressing area, with fitted mirrored wardrobes, providing excellent storage, plus its own en-suite shower room. The main family bathroom has been fitted with W.C., hand basin, bath and shower over bath.

Externally, you have your own paved driveway to the front which can accommodate two cars, with additional visitor parking available and an integral garage. To the rear, you have a generous sized garden which is fully enclosed with patio area and a superb view. This is a great space where you can soak up the sun and relax. Ideal for those who enjoy outdoor living at it's finest.

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

MEASUREMENTS

Lounge: 13'4 x 13'1 (4.06m x 3.99m)
Kitchen/Diner: 17'0 x 8'2 (5.18m x 2.48m)
Utility: 5'2 x 5'0 (1.57m x 1.52m)
W.C: 5'1 x 2'11 (1.55m x 0.89m)
Bedroom One: 11'10 x 9'0 (3.61m x 2.74m)
Ensuite: 6'10 x 3'10 (2.08m x 1.17m)
Bedroom Two: 11'7 x 10'1 (3.53m x 3.07m)
Bedroom Three: 10'9 x 6'5 (3.28m x 1.96m)
Bathroom: 6'3 x 6'0 (1.91m x 1.83m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre To Premises
Mobile Signal / Coverage Blackspot: No
Parking: Driveway & Garage

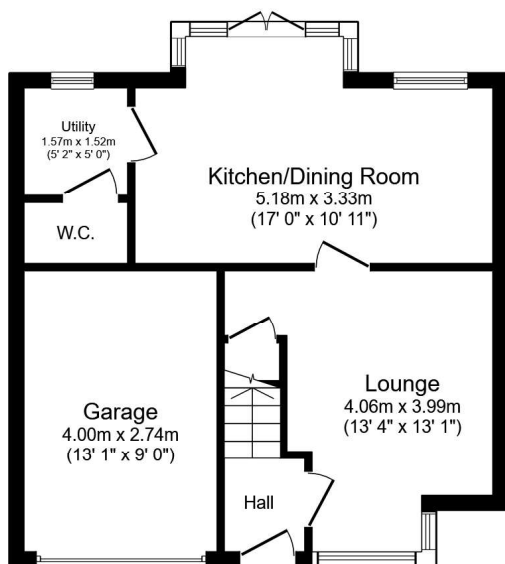
TENURE

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.

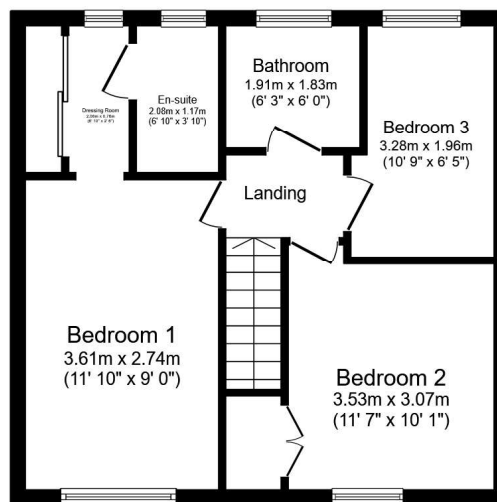
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

EPC Rating: B
Council Tax Band: D

M00009062.AB.LB.28/08/26.V.2



Ground Floor



First Floor

Total floor area: 88.5 sq.m. (953 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.ie

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 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

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

