

# BRUNTON

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## RESIDENTIAL



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

Offers Over £175,000

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A two-bedroom semi-detached home on Bluebell Drive, Blossom Park, Pegswood offering well-arranged accommodation across two floors.

The ground floor includes a spacious living room, a ground-floor WC, under-stair storage and a kitchen-diner with French doors opening onto the rear garden. Upstairs, there are two well-proportioned bedrooms, one with built-in wardrobes, along with a family bathroom. Externally, the property benefits from off-street parking and a lovely south-facing enclosed rear garden laid mainly to lawn boarded with timber fencing.

This ideal starter home is situated within a well maintained residential area, conveniently placed for local amenities including local shops , a primary school, and transport links to the nearby towns of Morpeth and Ashington.

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An entrance vestibule leads into a living room, which enjoys a front-aspect window and a media wall. The living room gives access to stairs to the first floor, along with a convenient ground-floor WC, an understairs storage cupboard and a contemporary kitchen-diner with French doors leading out to the rear gardens. The kitchen also benefits from a range of upgraded fitted wall and base units, and wood effect flooring.

The first-floor landing provides access to two well-proportioned bedrooms, one with built-in wardrobes. On this floor is a family bathroom with a three-piece suite.

Externally, the property offers off-street parking, and a lovely south-facing rear garden laid mainly to lawn with timber fencing.



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TENURE : Freehold

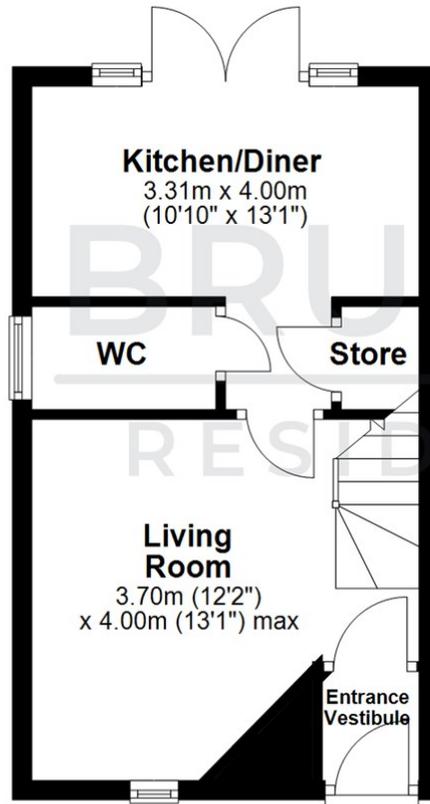
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : B

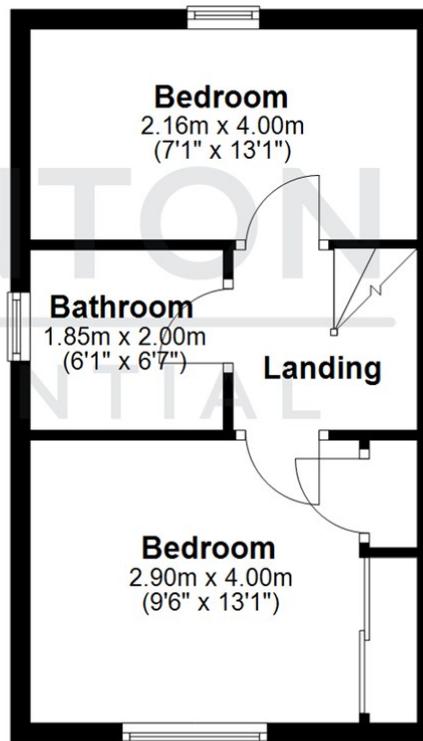
### Ground Floor

Approx. 28.4 sq. metres (306.2 sq. feet)



### First Floor

Approx. 28.4 sq. metres (306.2 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) <b>A</b>			<b>98</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			