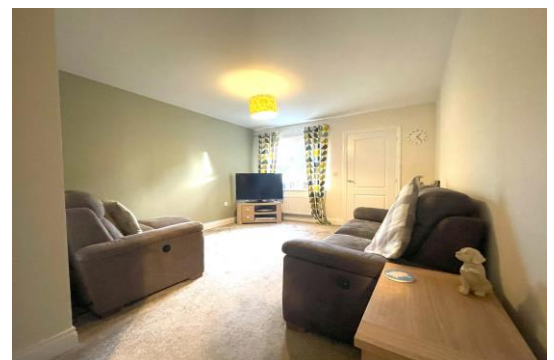




## Beaumont Court Pegswood

- Three bedroomed semi detached
- Quiet cul-de-sac Location
- Spacious bright and airy rooms
- Garage and driveway to the front
- Enclosed rear garden with patio area

**Offers In Excess Of £ 175,000**



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# Beaumont Court

## Pegswood

Superbly presented three bedroomed semi-detached home, situated within the ever-popular Beaumont Court estate in Pegswood. Just two miles from the busy market town of Morpeth, the village of Pegswood benefits from a good choice of amenities on your doorstep such as a doctor's surgery, pharmacy and local Co-op. The property itself offers spacious bright and airy rooms with modern finishes throughout and nestled away within a quiet cul-de-sac location, making it perfect for families.

The property briefly comprises:- Entrance hallway, downstairs W.C., a lovely bright and airy lounge fitted with light carpets and modern decor, open plan dining and kitchen area with fantastic views overlooking rear garden from the double patio doors. The modern kitchen has been fitted with white modern wall and base units, offering plenty of storage. Appliances include, four-ring gas hob and oven.

To the upper floor of the accommodation, you have a lovely space on the landing which can be utilised as a small office space, three large bedrooms, all of which have been carpeted throughout and tastefully decorated. The main bedroom further benefits from large fitted wardrobes and its own en-suite shower room. The family bathroom has been fitted with W.C, hand basin and bath.

Externally you have a private driveway and garage to the front of the property, whilst to the rear you have a fantastic level artificial grassed garden and patio, which is fully enclosed and not overlooked at all, ideal for family's who enjoy outdoor entertaining.

This home is guaranteed to impress, call us now to arrange your viewing.

|               |               |                 |                   |
|---------------|---------------|-----------------|-------------------|
| Lounge        | 16.02 x 11.08 | (4.93m x 3.56m) | At biggest points |
| Kitchen       | 10.07 x 7.08  | (3.22m x 2.33m) |                   |
| Dining        | 10.00 x 9.10  | (3.05m x 2.99m) |                   |
| Bedroom One   | 10.00 x 9.09  | (3.05m x 2.97m) |                   |
| Bedroom Two   | 12.04 x 8.09  | (3.76m x 2.67m) |                   |
| Bedroom Three | 11.06 x 6.02  | (3.51m x 1.88m) |                   |

### 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

EPC Rating: C

Council Tax Band: C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 90 B      |
| 69-80 | C             | 79 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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**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.

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