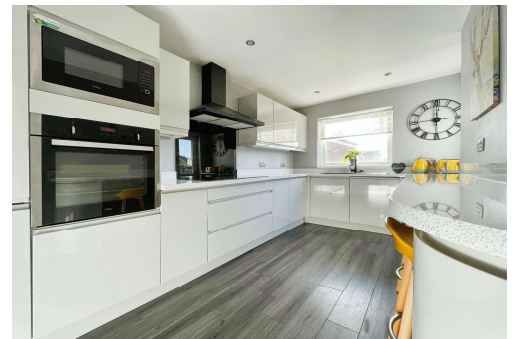




Butterwell Drive Pegswood

- Four bed roomed semi detached
- Popular residential location
- Garage and driveway for two cars
- South facing garden

Offers In Excess Of £ 220,000



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Butterwell Drive

Pegswood

This well kept and nicely extended semi-detached property is perfect for families and is situated in a popular residential street within Pegswood. With its attractive and sought after location this property offers great public transport links, nearby schools, and a strong local community.

Inside this lovely property, you will find a stunning modern kitchen, which features a useful breakfast bar. The kitchen also boasts modern built-in appliances making this kitchen perfect for preparing meals and convenient quick dining. The spacious reception room offers an open-plan layout, large windows providing garden views, and access to a lovely garden, creating a fantastic living space. It is well planned with a cosy living room area leading to a fabulous bright dining room featuring a cosy snug area, perfect for relaxing any time of the day.

The property has four good sized bedrooms. The large master bedroom offers plenty of space for furnishing to your taste and has a large ensuite fully fitted and featuring a large walk in shower. The second bedroom is a double room and features built-in wardrobes, providing ample storage. Bedroom three is also a double room, while bedroom four is a single room. The family bathroom is stylish and is perfect for family use.

This property is not only visually appealing but also boasts practical features and would suit any growing family and has the added benefit of an integral garage and driveway that would comfortably park two cars. The garden is south facing giving the home a bright and airy feel and this lovely home is well worth viewing so don't miss out on the chance to make this beautiful semi-detached property your new home. Contact us today to arrange a viewing!

Lounge area	12.80 x 12.60	(3.86m x 3.81m) At biggest point
Dining/snug area	15.90 x 10.07	(4.80m x 3.22m) At biggest point
Kitchen	15.20 x 9.50	(4.62m x 2.87m) At biggest point
Bedroom One	19.80 x 7.40	(5.99m x 2.24m) At biggest point
En-suite	8.70 x 7.70	(2.62m x 2.31m) At biggest point
Bedroom Two	11.10 x 9.20	(3.61m x 2.79m)
Bedroom Three	9.10 x 8.90	(2.99m x 2.67m)
Bedroom Four	8.70 x 6.50	(2.62m x 1.96m)
Bathroom	6.30 x 5.60	(1.91m x 1.68m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas
Broadband: Fibre (Premises)
Mobile Signal Coverage Blackspot: No
Parking: Garage and driveway

RESTRICTIONS AND RIGHTS

Listed: No
Restrictions on property: No
Easements, servitudes or wayleaves: No
Public rights of way through the property: No

RISKS

Flooding in last 5 years: No
Risk of Flooding: Zone 1
Any flood defences at the property: No
Coastal Erosion Risk: No
Known safety risks at property: No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No
Outstanding building works at the property: No

ACCESSIBILITY

This property has no accessibility adaptations

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: B

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 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 relation to this property.

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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