



## Burghley Gardens

Pegswood

- Link Detached Family Home
- Three Bedrooms
- Quiet Cul-de-sac
- No Onward Chain
- Fully Enclosed Garden
- Garage and Private Driveway

**Offers In Excess Of £200,000**

01670 511 711  
morpeth@rmsestateagents.co.uk

ROOK  
MATTHEWS  
SAYER

www.rookmatthewssayer.co.uk  
morpeth@rmsestateagents.co.uk

# Burghley Gardens

## Pegswood

Standing with pride, nestled at the end of a quiet cul-de-sac, sits this spectacular three bedroomed link detached family home on Burghley Gardens, Pegswood. Internally the property boasts spacious bright and airy rooms with scope to put your own stamp on your new forever home! Pegswood itself offers a range of amenities on your doorstep to include a local co-op, primary school and doctor's surgery, whilst the hustle and bustle of Morpeth town Centre is just a short drive away, where you have an array of local bars, restaurants and river walks to choose from.

The property briefly comprises:- Entrance hallway, downstairs W.C, impressive lounge with floods of natural light due to the large window overlooking the front garden. The lounge has been fitted with light grey carpets. The kitchen/diner is a lovely space with ample room for your dining table with chairs and double patio doors, which lead out to the rear garden. The kitchen has been fitted with a range of wood wall and base units, offering an abundance of storage and appliances include gas oven and hob with extractor fan.

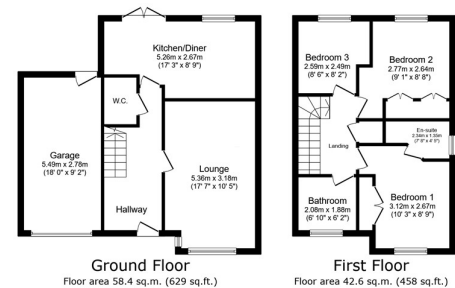
To the upper floor of the accommodation, you have three good sized bedrooms, two doubles and one single. All rooms offer excellent storage and have been carpeted throughout. The master bedroom further benefits from its own en-suite shower room. The family bathroom has been finished with W.C., hand basin and walk in shower.

Externally, to the front of the property there is small grassed area, single garage and private driveway which can accommodate at least two cars, whilst to the rear you have a fully enclosed garden which has been laid to lawn with patio area, making it ideal for those who enjoy out door entertaining.

With no onward chain, this property offers plenty of scope to really make it your own and it won't be available for long! Call now to arrange your viewing.



Lounge: 10.50 x 17.71 (3.20m x 5.39m)  
 Kitchen/Diner: 17.34 x 8.95 Max Points (5.28m x 2.72m Max Points)  
 W.C: 5.21 x 3.16 (1.58m x 0.96m)  
 Bedroom One: 10.83 x 8.91 Max Points (3.30m x 2.71m Max Points)  
 Ensuite: 4.55 x 7.82 Max Points (1.38m x 2.38m Max Points)  
 Bedroom Two: 9.14 x 8.87 Max Points (2.78m x 2.70m Max Points)  
 Bedroom Three: 8.28 x 8.63 Max Points (2.52m x 2.63m Max Points)  
 Bathroom: 6.10 x 6.28 (1.85m x 1.91m)



TOTAL: 101.0 sq.m. (1,087 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), roomings and specifications are approximate. No liability is accepted for any error or omission. The plan is not to be used for any purpose other than that of a general guide only. It is the buyer's responsibility to verify the accuracy of the information provided. The plan is not to be used for any purpose other than that of a general guide only. It is the buyer's responsibility to verify the accuracy of the information provided.

### PRIMARY SERVICES SUPPLY

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Central Gas  
 Broadband: None  
 Mobile Signal / Coverage Blackspot: No  
 Parking: Private Driveway and 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

EPC Rating: D

Council Tax Band: C

M00008379.LB.JD.25/03/2025.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 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.

16 Branches across the North-East

