



Beaumont Court | Pegswood | NE61 6BF

Asking Price £170,000

ROOK
MATTHEWS
SAYER

**3****1****1****Superb Semi Detached Home****Three Bedrooms****Quiet Village Living****Downstairs WC****Spacious and Bright****Fully Enclosed Garden****Private Driveway****Freehold**

For any more information regarding the property please contact us today

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 is nestled 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 with fantastic views overlooking the rear garden from the double patio doors. The modern kitchen has been fitted with a range of modern wall and base units, offering plenty of storage. Integrated appliances include, oven, extractor fan and four-ring gas hob.

To the upper floor of the accommodation, you have three generous sized bedrooms, two doubles and one single, all of which have been carpeted throughout and finished with tasteful décor. The family bathroom has been fitted with a slick grey tile and complimented with W.C, hand basin, bath and shower over bath.

Externally you have a private driveway which can accommodate two cars, with additional on street parking available. To the rear, you have a fully enclosed garden which has been laid to lawn with patio area. The garden will be ideal for those who enjoy outdoor entertaining.

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

Lounge: 14'11 x 10'5 (4.55m x 3.18m)
Kitchen: 13'5 x 8'0 (4.09m x 2.44m)
W.C: 5'6 x 2'10 (1.68m x 0.64m)
Bedroom One: 12'6 x 8'5 (3.81m x 2.57m)
Bedroom Two: 11'5 x 7'10 (3.48m x 2.39m)
Bedroom Three: 7'9 x 6'7 (2.36m x 2.00m)
Bathroom: 6'2 x 6'1 (1.88m x 1.85m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: Private Driveway

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

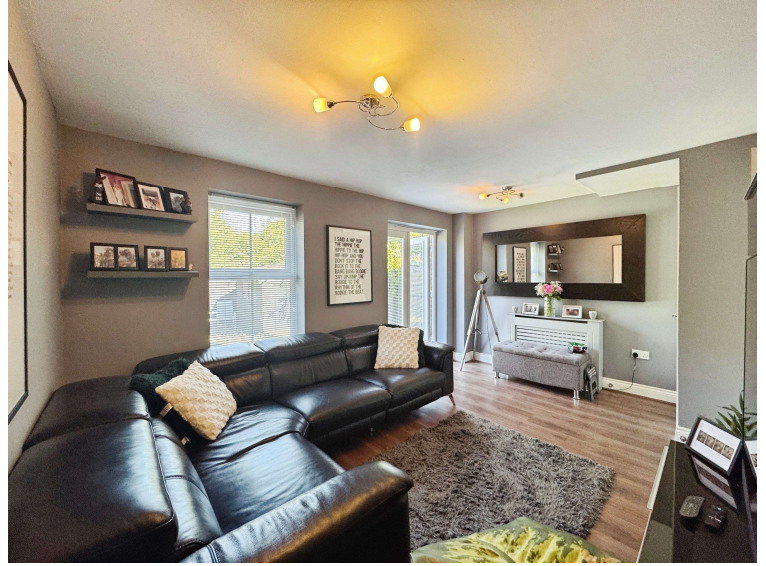
EPC Rating: C
Council Tax Band: B

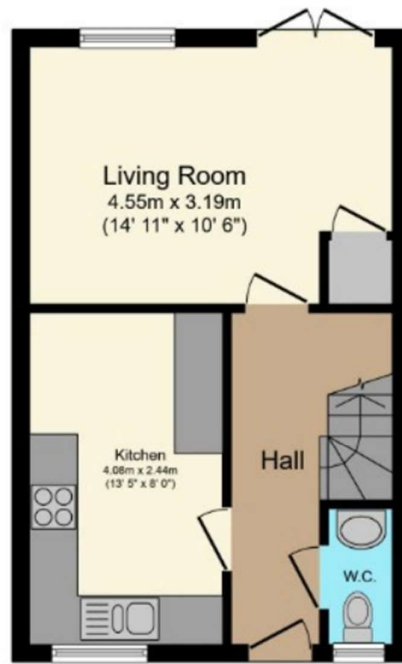
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T: 01670 511 711

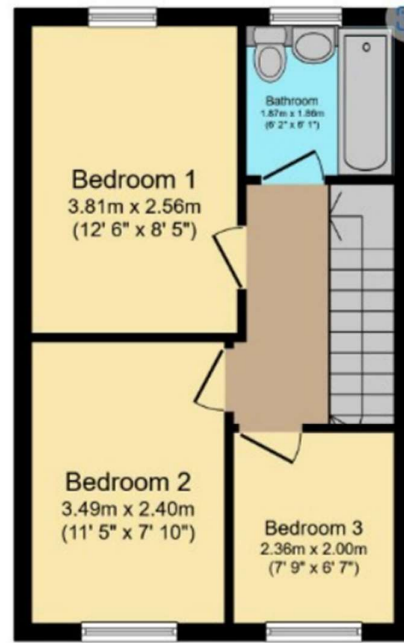
morpeth@rmsestateagents.co.uk

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Ground Floor



First Floor

Total floor area 66.6 sq.m. (717 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 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.



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