



Beaumont Court | Pegswood | NE61 6BF

Offers Over £235,000

ROOK
MATTHEWS
SAYER



4



3



2

Beautiful Family Home

Modern Décor

Four Bedrooms

Enclosed South Facing Garden

Peaceful Location

Private Driveway

Spacious Rooms

Freehold

For any more information regarding the property please contact us today

Situated in a popular residential estate within Pegswood, sits this large four bed semi detached family home on Beaumont Court. The property itself sits within a small cluster of homes, offering its new owners peaceful living. With spacious rooms throughout and a tremendous position, we anticipate interest will be high. 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, whilst you are only a two-mile drive away from the busy and historic market town of Morpeth.

The property briefly comprises:- Entrance hallway, downstairs W.C., the garage has been converted into a snug/family room which could be used to suit your family's needs. The large kitchen/diner is a great space for families with plenty of room for your dining room table and chairs. The modern kitchen has been fitted with a range of wall and base units, offering plenty of storage and views over the rear garden, which can be accessed via the double patio doors. Appliances include a gas hob and electric oven.

To the first floor of the accommodation, you are greeted by the spacious master bedroom which benefits from its own ensuite shower room and built in wardrobes. The main family lounge is a great space and has been finished with carpet and modern décor.

To the top floor, you have three good sized bedrooms, two doubles and one single, all of which have been carpeted throughout. The fourth bedroom is currently being used as an office.

Externally you have a private driveway which can accommodate two cars, whilst to the rear you have a fantastic level artificial grassed garden and patio, which is South facing, fully enclosed and not overlooked at all, ideal for family's who enjoy outdoor entertaining.

A must view to appreciate the home on offer.

Porch: 3'56 x 6'25 (1.08m x 1.90m)
Snug: 16'77 x 8'68 (5.11m x 2.64m)
Kitchen/Diner: 15'95 x 14'39 Max Points (4.86m x 4.38m Max Points)
W.C.: 5'49 x 2'79 (1.67m x 0.85m)
Lounge: 12'81 x 15'98 Max Points (3.90m x 4.87m Max Points)
Bedroom One: 11'07 x 13'95 (3.37m x 4.25m)
Ensuite: 8'38 x 4'53 (2.55m x 1.38m)
Bedroom Two: 14'64 x 8'46 Max Points (4.46m x 2.57m Max Points)
Bedroom Three: 8'46 x 12'18 (2.57m x 3.71m)
Bedroom Four: 7'22 x 8'51 Max Points (2.20m x 2.59m Max Points)
Bathroom: 8'42 x 7'12 Max Points (2.56m x 2.17m Max Points)

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: C

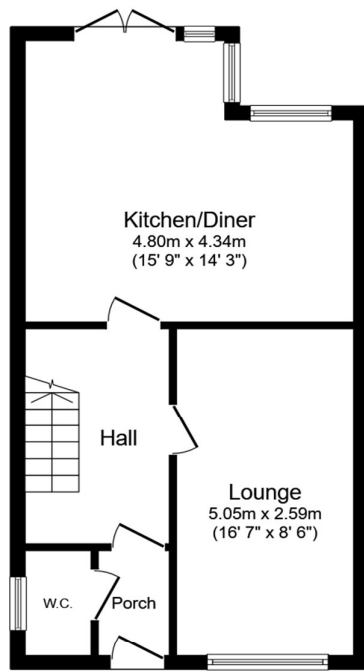
M00008485.LB.JD.18/07/2025.V.5

T: 01670 511 711

morpeth@rmsestateagents.co.uk

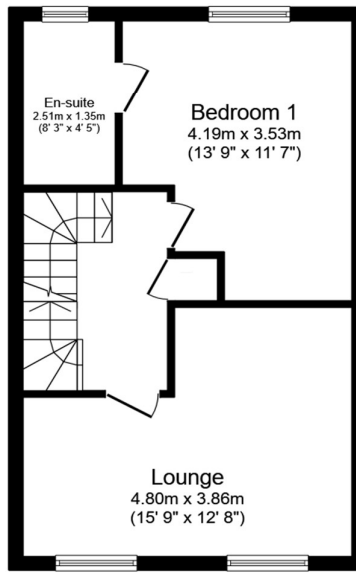
**ROOK
MATTHEWS
SAYER**





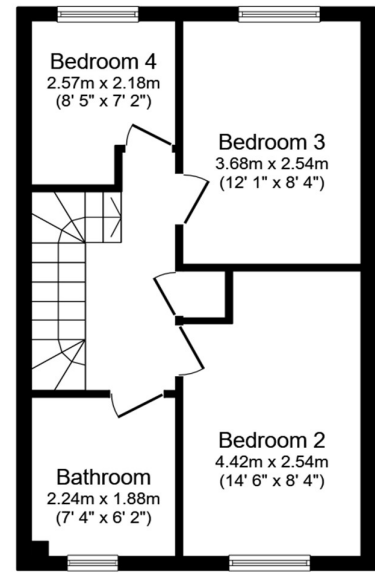
Ground Floor

Floor area 43.3 sq.m. (466 sq.ft.)



First Floor

Floor area 39.7 sq.m. (428 sq.ft.)



Second Floor

Floor area 39.9 sq.m. (429 sq.ft.)

Total floor area: 122.9 sq.m. (1,323 sq.ft.)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 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.



T: 01670 511 711

morpeth@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**