



Bluebell Drive

Pegswood

- Semi Detached Family Home
- Three Bedrooms
- Ideal Location
- Modern Décor
- Fully Enclosed Garden
- Private Driveway

Offers in Excess of: £210,000

01670 511 711
morpeth@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER

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

Bluebell Drive Pegswood

Guaranteed to impress, stands this extremely well presented three bedroomed family home located on Bluebell Drive, Pegswood. The property sits within a lovely small development, making it ideal for families. The property has been finished to a high standard throughout with allocated parking to the front and landscaped low maintenance garden to the rear.

The layout comprises:- Entrance Hall, downstairs W.C., spacious bright and airy lounge which has been fitted with light wood flooring and finished with a crisp white wall. The open plan kitchen/diner is a lovely space with views overlooking the rear garden via the double patio doors. The modern kitchen has been fitted with gloss wall and base cabinets, offering an abundance of storage and appliances to include a four-ring gas hob, electric oven with extractor fan, fridge/freezer and washing machine.

To the first floor of the accommodation, you have three good sized bedrooms two doubles and one single which could be used as an office to suit your needs. All rooms have been carpeted throughout and finished with white walls. The master bedroom further benefits from its own en-suite shower room. The family bathroom which has been partially tiled and fitted with W.C., handbasin bath and shower over bath. The loft is accessed via a ladder and is partially boarded with lighting.

Externally, you have your own private paved driveway to accommodate two cars and a delightful south facing enclosed garden to the rear which has been laid to lawn with patio area. Ideal for those who enjoy outdoor living.

Sure to be snapped up straight away, we recommend an early viewing as not to be disappointed

Lounge: 16'3 x 11'9 (4.95m x 3.58m)
Kitchen/Diner: 15'0 x 10'5 (4.57m x 3.18m)
W.C: 5'2 x 3'0 (1.57m x 0.91m)
Bedroom One: 13'9 x 8'5 (4.19m x 2.57m)
En-Suite: 8'5 x 4'5 (Max points) (2.57m x 1.37m)
Bedroom Two: 10'2 x 8'5 (3.10m x 2.57m)
Bathroom: 6'3 x 5'6 (1.91m x 1.68m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Central 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: B
Council Tax Band: C

M00008254.AB.JD.06/03/2025.V.5



This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (excluding any total floor area), roomings 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. Please refer to the agent's disclaimer.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 96 A |
| 81-91 | B | 84 B | |
| 69-80 | 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.

16 Branches across the North-East

