



Charlotte Court | Pegswood | NE61 6GF

Asking Price £185,000

ROOK
MATTHEWS
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**3****1****2****Beautiful Semi Detached Home****Modern Décor****Three Bedrooms****Fully Enclosed Garden****Village Location****Private Driveway plus Garage****Bright Airy Rooms****Freehold**

For any more information regarding the property please contact us today

This beautifully presented three-bedroomed semi-detached home has just become available on Charlotte Court, Pegswood. The property itself sits within a small cluster of new homes, offering its new owners peaceful living. Internally the property has been finished to a high standard throughout, with spacious rooms and freshly painted walls. 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 which leads you straight into a modern bright and airy lounge, finished with light grey carpet and modern décor. 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. Current appliances include an electric oven, extractor fan and induction hob. You further benefit from a downstairs W.C.

To the upper floor, you have three good sized bedrooms, two doubles and one single, which could also be used as an office space to suit your needs. All rooms have been carpeted throughout and finished with tasteful décor. The master bedroom further benefits from its own ensuite shower room. The family bathroom has been fitted with W.C, hand basin and bath tub.

Externally you have a small grassed garden to the front and private driveway, which can accommodate at least two cars, plus a single garage. There is additional on street parking available. To the rear you have a fully enclosed garden which has been laid to lawn and backs onto the school field therefore, is not overlooked. The garden will be a real winner for those who enjoy outdoor entertaining.

This could be a fantastic property for a first-time buyer or someone looking for a property within a highly requested area.

MEASUREMENTS

Lounge: 15'2 x 9'11 (4.62m x 3.02m)
Kitchen/Diner: 13'5 x 7'9 (4.09m x 2.36m)
Downstairs W.C. 5'6 X 3'1 (1.68m x 0.94m)
Bedroom One: 13'0 x 9'4 (3.96m x 2.84m)
En-suite Shower Room: 9'2 x 3'5 (2.79m x 1.06m)
Bedroom Two: 13'6 x 11'4 (Max Points) (4.12m x 3.45m Max Points)
Bedroom Three: 11'8 x 6'9 (3.56m x 2.06m)
Bathroom: 6'5 x 6'3 (1.96m x 1.91m)

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: B
Council Tax Band: B

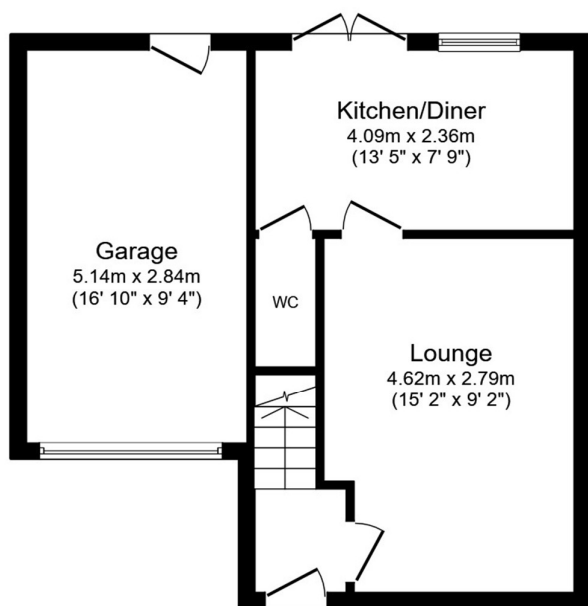
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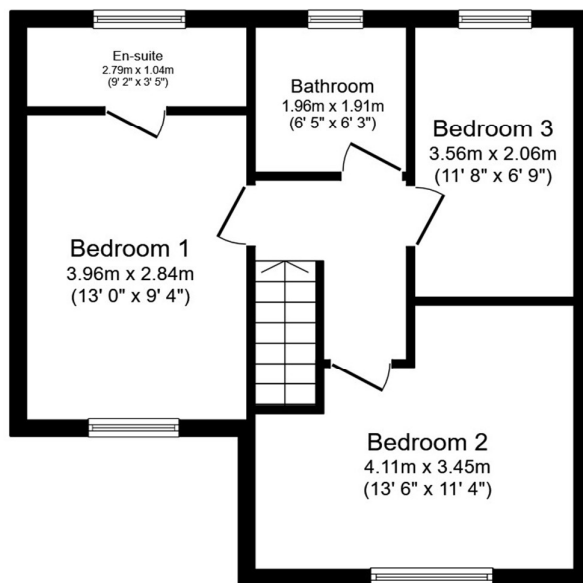
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Ground Floor

Floor area 44.3 sq.m. (477 sq.ft.)



First Floor

Floor area 44.3 sq.m. (477 sq.ft.)

Total floor area: 88.6 sq.m. (953 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		95 A
81-91	B	83 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

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