



Petworth Gardens | Pegswood | NE61 6TL

Asking Price £300,000

ROOK
MATTHEWS
SAYER

**3****2****1****Spectacular Detached Home****Tasteful Décor****Three Bedrooms****Enclosed West Facing Garden****Quiet Cul-De-Sac****Private Driveway plus Garage****Bright and Spacious Rooms****Freehold**

For any more information regarding the property please contact us today

Standing with pride, nestled at the end of a quiet cul-de-sac, sits this spectacular detached three bedroomed family home on Petworth Gardens, Pegswood. Internally the property boasts spacious rooms throughout and a spectacular sun room to the rear. 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 porch, downstairs W.C and a handy snug area, which is currently used as a music room but could be used as an office to suit. The open plan kitchen/diner is a great space for families with ample room for your dining room table and chairs. The modern kitchen has been fitted with a range of gloss wall and base units, offering an abundance of storage. Appliances include dishwasher, gas hob, double electric oven and microwave. The kitchen/diner seamlessly guides your eyes to a large sun room, with fantastic views over the rear garden. The lounge has been fitted with carpet, offers uninterrupted views over open land and comes fitted with a log effect electric fire, which is the focal point of the room and will be cosy for those winter nights.

To the opposite end of the living accommodation, you have three generous double bedrooms, all of which have been tastefully decorated throughout. The master bedroom and second bedroom benefit from built in wardrobes, offering excellent storage. The family bathroom has been fully tiled and is finished with W.C., hand basin, bath tub and separate shower.

Externally to the front of the property, you have a large grassed area, private driveway and detached single garage with remote control roller door. To the rear you have a west facing mature garden, including two garden sheds. Fully enclosed and laid to lawn, this garden will be a real winner for those who enjoy outdoor entertaining.

Guaranteed to impress, this is a must view to appreciate the space on offer.

MEASUREMENTS

Porch: 4'51 x 3'25 (1.37m x 0.99m)

Snug: 9'89 x 7'73 (2.95m x 2.31m)

W.C: 2'80 x 7'73 (0.85m x 2.31m)

Kitchen/Diner: 11'68 x 24'62 Max Points (3.51m x 7.47m Max Points)

Lounge: 12'31 x 12'17 (3.73m x 3.68m)

Sun Room: 11'49 x 16'18 (3.45m x 4.90m)

Bedroom One: 9'79 x 9'98 (2.92m x 2.97m)

Bedroom Two: 12'64 x 9'31 Max Points (3.81m x 2.82m Max Points)

Bedroom Three: 13'47 x 11'73 Max Points (4.06m x 3.53m Max Points)

Bathroom: 13'11 x 7'22 Max Points (3.99m x 2.18m Max Points)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Central Gas

Broadband: Fibre to Premises

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: C

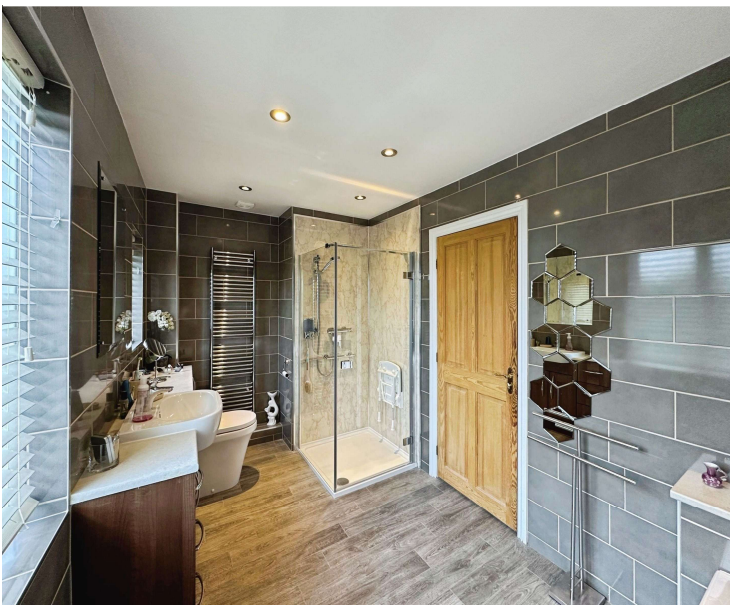
Council Tax Band: D

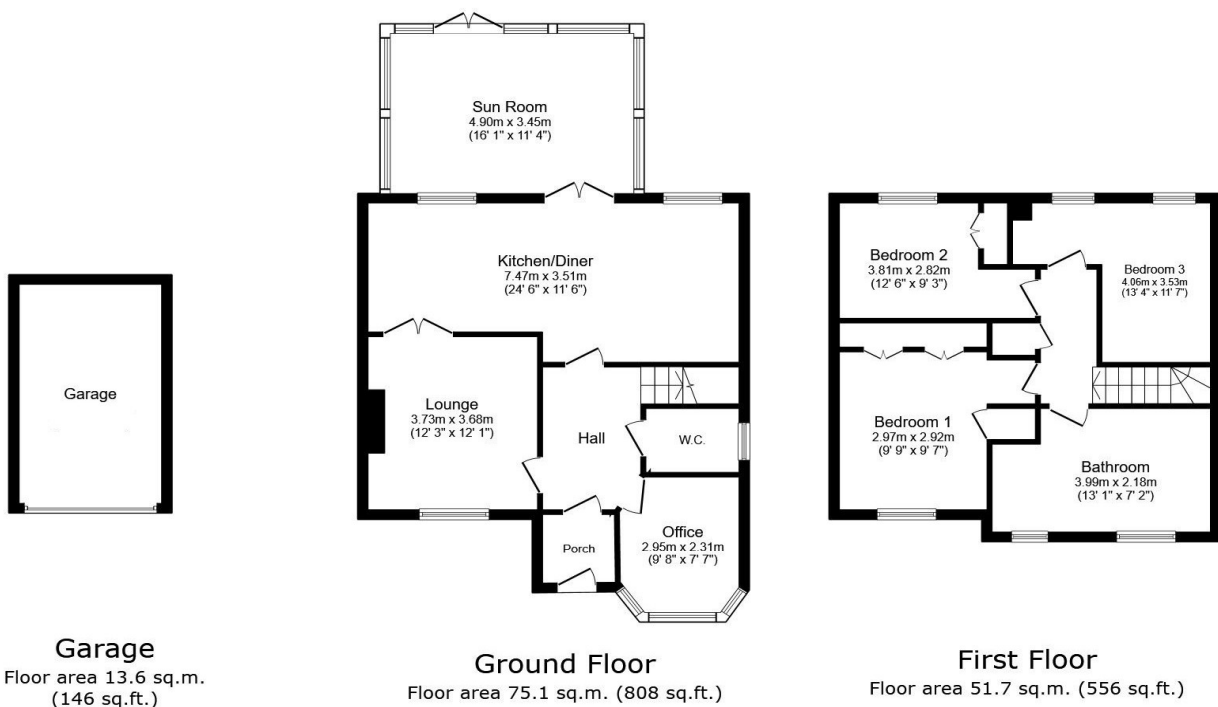
M00008638.LB.JD.09/10/2025.V.3

T: 01670 511 711

morpeth@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**





Total floor area: 140.3 sq.m. (1,510 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		86 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.

