



Burghley Gardens | Pegswood | NE61 6TN

**Asking Price £315,000**

ROOK  
MATTHEWS  
SAYER



4



2



2

**Stunning Detached Home**

**No Onward Chain**

**Four Bedrooms**

**Generous Sized Enclosed Garden**

**Desirable Location**

**Private Driveway plus Garage**

**Beautifully Decorated**

**Freehold**

For any more information regarding the property please contact us today

Simply Stunning and a sheer credit to its current owners! This immaculately presented four bed detached family home, sits on the ever-desirable Burghley Gardens, Pegswood. This property boasts a fantastic position, nestled at the end of a small and a quiet residential development. Internally it offers that overall wow factor, being finished to a very high standard, with evident quality fixtures and fittings throughout. With no onward chain, this home will not be around for long.

The property briefly comprises:- Entrance hallway, impressive bright and airy lounge with floods of natural light and views overlooking the front garden from the large bay window. This leads through to a spectacular open plan kitchen and conservatory, making full use of those garden views to the rear. The high spec kitchen has recently been fitted with a range of modern wall and base units, with an island in the middle, offering an abundance of storage throughout. Appliances include a fridge/freezer, induction hob with large pan drawer, double oven integrated dishwasher. There is a large walk-in storage cupboard in the kitchen and additional separate utility with downstairs cloakroom.

To the upper floor of the accommodation, there are two double bedrooms and two singles, with both of the doubles having large fitted wardrobes offering excellent storage. All rooms have been carpeted throughout and finished beautifully in modern décor. The main bedroom further benefits from its own en-suite shower room fitted with W.C, hand basin and shower cubicle. The family bathroom has been finished with a modern crisp white tile and fitted with W.C., hand basin, bath and shower over bath.

Externally to the front of the property, there is a driveway and garage. The garage has electric sockets as well as an electric charging point for a car. Whilst to the rear, there is a beautiful and generous sized level garden with patio area, which has been laid to lawn. The garden is ideal for those who enjoy outdoor entertaining.

Guaranteed to impress, this is a must view!

#### MEASUREMENTS

Lounge: 15'4 x 11'9 (4.67m x 3.58m)

Kitchen/Diner: 20'0 x 9'8 (6.09m x 2.95m)

Conservatory: 9'6 x 9'5 (2.90m x 2.87m)

W.C: 4'2 x 3'3 (1.28m x 1.00m)

Bedroom One: 14'7 x 11'9 Max Points (4.45m x 3.58m Max Points)

En-suite: 8'1 x 5'4 (2.46m x 1.62m)

Bedroom Two: 11'3 x 8'11 Max Points (3.43m x 2.72m Max Points)

Bedroom Three: 7'7 x 7'5 (2.31m x 2.26m)

Bedroom Four: 10'7 x 6'10 Max Points (3.22m x 2.08m Max Points)

Bathroom: 8'3 x 6'5 (2.52m x 1.96m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Private Driveway & 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

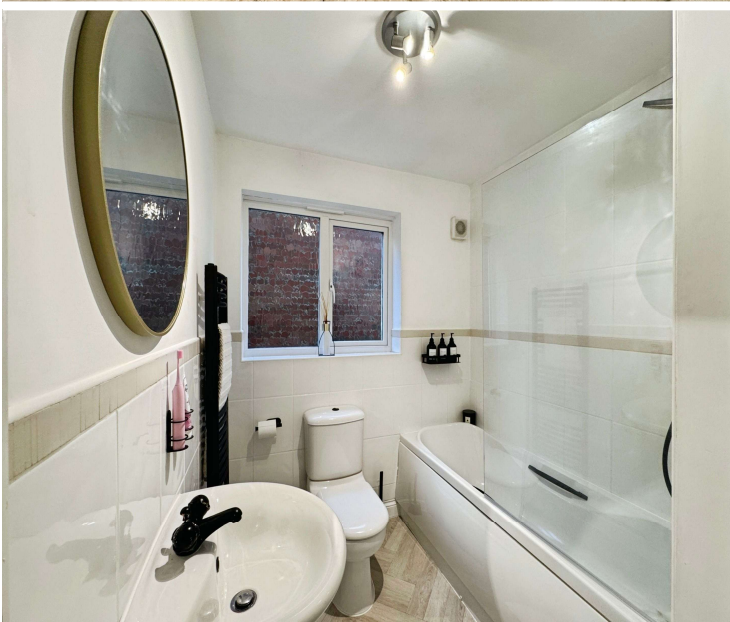
M00008702.AB.JD.12/12/2025.V.1

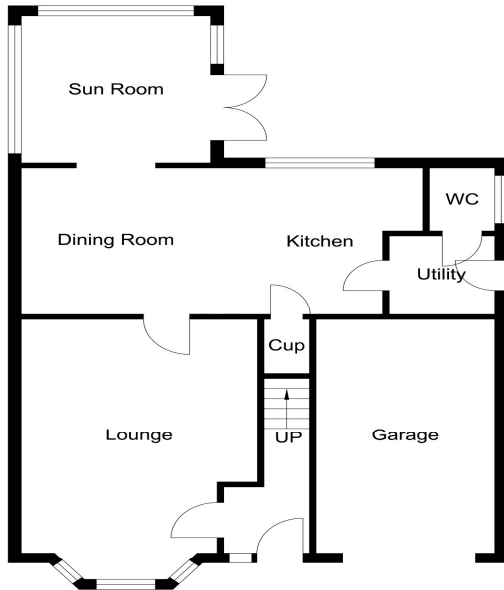
**T: 01670 511 711**

[morpeth@rmsestateagents.co.uk](mailto:morpeth@rmsestateagents.co.uk)

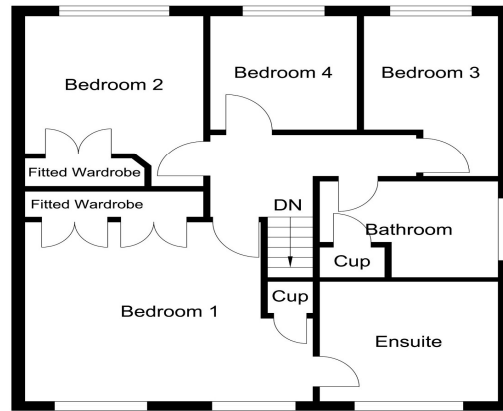
**ROOK  
MATTHEWS  
SAYER**







Ground Floor



First Floor

## 27 Burghley Gardens

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 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