



Bluebell Drive | Pegswood | NE61 6FS

**Asking Price £300,000**

**RMS** | Rook  
Matthews  
Sayer



4



1



2

**Beautifully Presented Home**

**Modern Décor**

**Four Bedrooms**

**Generous Sized Garden**

**Lovely Village Location**

**Driveway plus Garage**

**Stunning Rear Views**

**Freehold**

For any more information regarding the property please contact us today



T: 01670 511 711

morpeth@rmsestateagents.co.uk

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Beautifully presented, four bedroomed detached family home, located on Bluebell Drive, Pegswood. The property has a stunning outlook to the rear, offering uninterrupted views over the fields, whilst internally it has been finished to a very high standard throughout. Pegswood itself offers local amenities on your doorstep to include a Co-op and doctor's surgery. Morpeth Town Centre is only a short drive away, where you can enjoy the hustle and bustle this busy market town has to offer with an array of bars, restaurants, river walks and shopping delights.

The layout comprises:- Entrance Hall, bright and spacious lounge which has been finished with modern décor and offers views over the front driveway. This leads seamlessly into the modern kitchen, which has been fitted with range of gloss wall and base units. Integrated appliances to include a Bosch oven, fridge/freezer, induction hob with extractor over and dishwasher. The kitchen diner makes full use of the views over the rear garden and can be accessed through the patio doors. This a great space for families with ample room for your own dining table and chairs. You further benefit from a separate utility area and downstairs W.C.

To the upper floor of the accommodation, you have four double bedrooms all of which have been carpeted throughout and finished with white crisp walls. The main bedroom further benefits from its own en-suite shower room, whilst the main family bathroom has been fitted with W.C., hand basin, bath and shower over bath.

Externally, you have your own paved driveway which can accommodate two cars, plus an integral garage. To the rear, you have a generous sized garden with patio area where you can soak up the sun and views. Ideal for those who enjoy outdoor living.

We highly recommend an early viewing to appreciate everything this beautiful home has to offer.

#### MEASUREMENTS

Lounge: 14'11 x 11'7 Max Points (4.55m x 3.53m Max Points)  
Kitchen/Dining Room: 10'4 x 17'11 Max Points (3.15m x 5.46m Max Points)  
Utility: 5'6 x 5'5 Max Points (1.68m x 1.65m Max Points)  
W.C: 3'7 x 5'3 (1.12m x 1.61m)  
Bedroom One: 12'9 x 8'2 (3.89m x 2.48m)  
Bedroom Two: 10'5 x 8'8 (3.18m x 2.64m)  
Bedroom Three: 11'5 x 8'10 Max Points (3.48m x 2.69m Max Points)  
Bedroom Four: 11'5 x 11'7 Max Points (3.48m x 3.53m Max Points)  
Bathroom: 6'3 x 7'2 (1.91m x 2.18m)

#### PRIMARY SERVICES SUPPLY

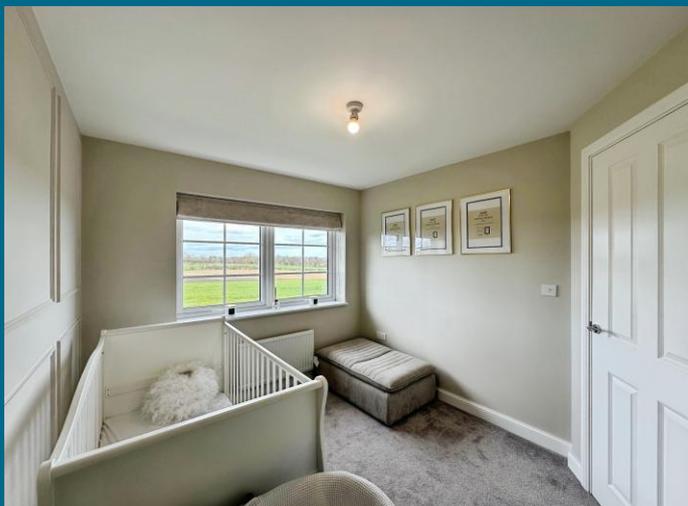
Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Fibre  
Mobile Signal / Coverage Blackspot: No  
Parking: Private Driveway and Garage

#### 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: B  
Council Tax Band: D

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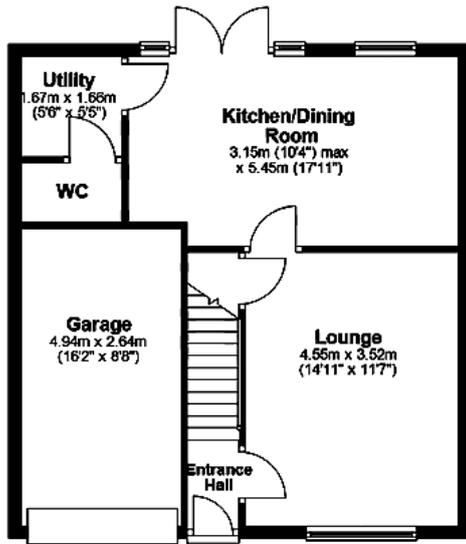
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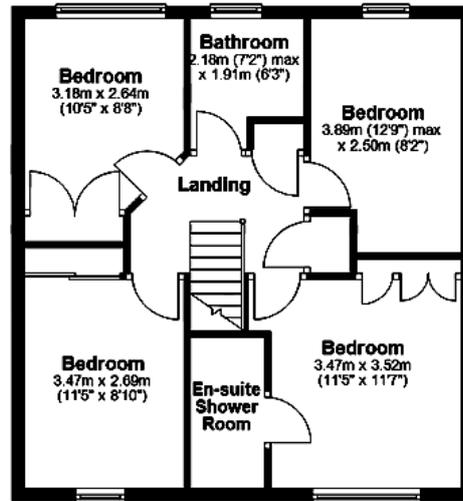
### Ground Floor

Approx. 56.2 sq. metres (605.3 sq. feet)



### First Floor

Approx. 56.5 sq. metres (607.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		94 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 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.

