



Charlotte Court | Pegswood | NE61 6GF

Asking Price £225,000

RMS | Rook
Matthews
Sayer



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1



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Beautiful Detached Home

No Onward Chain

Three Bedrooms

Stunning Enclosed Garden

Lovely Village Location

Driveway plus Garage

Summer House

Freehold

For any more information regarding the property please contact us today



With no onward chain this beautifully presented three-bedroomed 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 a tremendous position, we anticipate interest will be high. 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 oak laminate flooring and white crisp walls. The modern kitchen/diner has been fitted with upgraded Heritage range wall and base units, offering plenty of storage and views over the rear garden, which can be accessed via the double French doors. Current appliances include a fan assisted electric oven, extractor fan and a ring gas hob. You further benefit from a downstairs W.C.

To the upper floor, you have three good sized double bedrooms. 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 partially tiled and fitted with W.C, hand basin and shower over bath.

Externally you have a small grassed garden to the front and private driveway, which can accommodate at least two cars, plus a garage. There is additional on street parking available. To the rear you have a fully enclosed garden which has been laid to lawn, benefits from a summer house and backs onto the school field therefore, is not overlooked. The west facing garden will be a real winner for those who enjoy outdoor entertaining. This property is four years old and benefits from the remaining NHBC guarantee, including many additional extras.

With no onward chain, this is a must view to appreciate the home on offer.



MEASUREMENTS

Lounge: 10'3 x 15'2 Max Points (3.12m x 4.62m Max Points)
Kitchen/Diner: 13'6 x 7'9 (4.11m x 2.36m)
W.C: 5'6 x 3'0 (1.70m x 0.91m)
Bedroom One: 9'3 x 12'11 (2.82m x 3.94m)
Ensuite: 9'3 x 3'6 (2.82m x 1.07m)
Bedroom Two: 11'4 x 13'6 Max Points (3.45m x 4.11m Max Points)
Bedroom Three: 6'10 x 11'8 (2.08m x 3.56m)
Bathroom: 6'4 x 6'0 (1.93m x 1.83m)

PRIMARY SERVICES SUPPLY

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

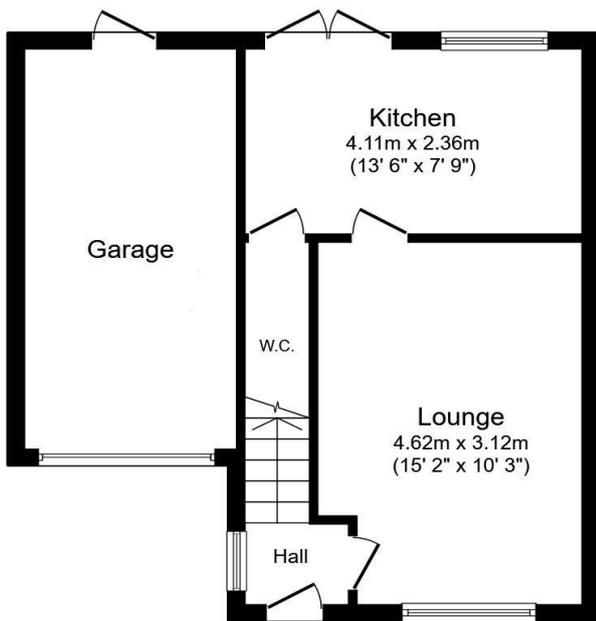
TENURE

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.

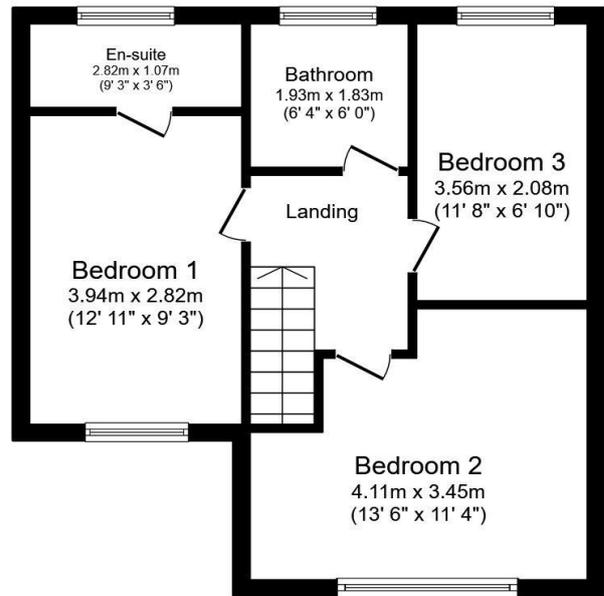
EPC Rating: B
Council Tax Band: C

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Ground Floor



First Floor

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		

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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.

