



Bluebell Drive | Pegswood | NE61 6FT

**Asking Price £175,000**

**RMS** | Rook  
Matthews  
Sayer



2



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**Well Presented Home**

**Modern Décor**

**Two Bedrooms**

**Fantastic Enclosed Garden**

**Desirable Area**

**Private Driveway**

**Bright and Airy Rooms**

**Freehold**

For any more information regarding the property please contact us today



Guaranteed to impress, sits this well presented two bedroomed terrace home on Bluebell Drive, which is located within a well-established development in Pegswood and is hugely desirable with families. The property itself is set within a small cluster of homes, with a delightful garden to the rear, whilst internally offering a well presented and spacious property, meaning it's ready to move straight into. Pegswood itself offers local amenities on your doorstep to include a Co-op and doctor's surgery, whilst the historic town of Morpeth 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, downstairs W.C., generous, light and airy lounge which has been carpeted throughout and finished with freshly painted white walls throughout. The high spec kitchen has been fitted with a range of light grey wall and base cabinets, offering ample storage and integrated appliances to include electric oven, four ring gas hob and extractor fan. The kitchen makes full use of the views over the rear garden, with access via the double patio doors.

To the upper floor of the accommodation, you have two large double bedrooms, both of which have been carpeted throughout and offer excellent storage. The main family bathroom has been finished in a slick grey tile, complimented with W.C., hand basin, bath and shower over bath.

Externally, you have a private paved driveway which can accommodate two cars, with additional on street parking available for visitors. To the rear, you have a fantastic enclosed garden, which offers that all important south facing aspect. Currently laid to lawn with patio area and shed, with an additional separate walkway for bin access. This garden will be ideal for those who enjoy outdoor living.

#### MEASUREMENTS

Lounge: 12'11 x 12'0 Max Points (3.94m x 3.66m Max Points)

Kitchen: 12'11 x 7'6 (3.94m x 2.29m)

W.C: 6'2 x 3'5 (1.88m x 1.06m)

Bedroom One: 12'11 x 9'4 Max Points (3.94m x 2.84m Max Points)

Bedroom Two: 12'11 x 7'7 (3.94m x 2.31m)

Bathroom: 6'4 x 6'0 (1.93m x 1.83)

#### 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

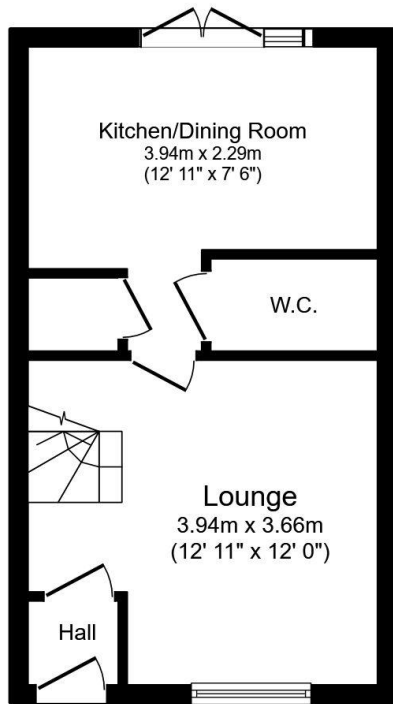
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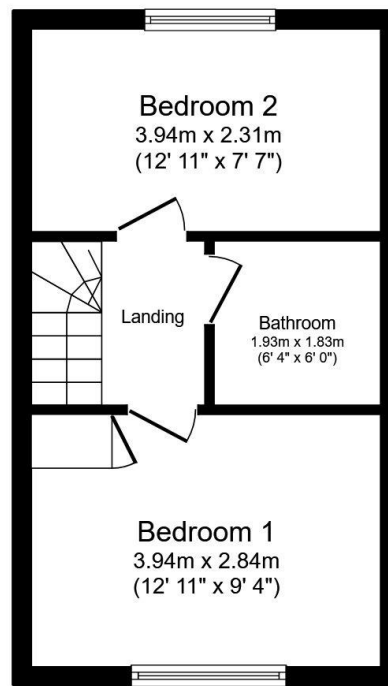
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**Ground Floor**  
Floor area 28.3 sq.m. (304 sq.ft.)



**First Floor**  
Floor area 28.3 sq.m. (304 sq.ft.)

Total floor area: 56.6 sq.m. (609 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		98 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.

