



Cheviot Grove | Pegswood | NE61 6YJ

Asking Price £210,000

RMS | Rook
Matthews
Sayer



Immaculately Presented Bungalow

No Onward Chain

Two Bedrooms

Fully Enclosed Rear Garden

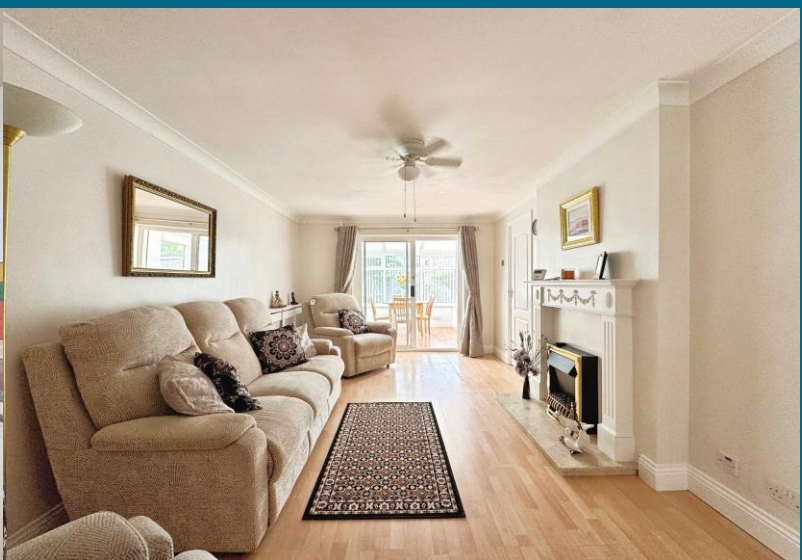
Bright and Airy Lounge

Large Driveway plus Garage

Generous Sized Conservatory

Freehold

For any more information regarding the property please contact us today



This immaculately presented, two bed detached bungalow, sits on the ever-desirable Cheviot Grove, Pegswood. Boasting a superb position on a quiet cul-de-sac, this bungalow is nestled within a small and well established community, offering its new owners peaceful living. Internally the property is extremely well presented, ready to move straight into. Pegswood itself offers great local amenities on your doorstep to include a Co-op and doctor's surgery, whilst the historic town centre of Morpeth is just 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 property briefly comprises:- Entrance hallway, which leads straight into an impressive bright and airy lounge which benefits from a generous sized conservatory, offering a wonderful space to relax. The lounge has been fitted with laminate flooring, freshly painted modern walls, and a feature fire place with surround. The kitchen has been fitted with a range of modern wall and base units, offering ample storage throughout. Integrated appliances include an electric oven/hob, dishwasher, under counter fridge. You further benefit from a converted utility in the garage, which offers additional storage space.

There are two good sized double bedrooms, both of which have been carpeted throughout and finished with modern décor, whilst the master bedroom is complimented with large fitted wardrobes, providing excellent storage. The family bathroom has been fitted with W.C., hand basin and a large walk-in shower.

Externally to the front of the property, there is a large private driveway which can accommodate several cars, plus a single garage. There is a good sized front garden. To the rear, there is a fully enclosed space to enjoy, which is low maintenance with patio area.

With no onward chain, we anticipate high levels of interest. Call now to arrange your viewing.

MEASUREMENTS

Lounge: 17'7 x 10'3 (5.36m x 3.12m)
Kitchen: 9'9 x 7'3 (2.97m x 2.21m)
Utility Area: 8'9 x 8'2 (2.67m x 2.49m)
Bedroom One: 10'4 x 9'10 (3.15m x 3.00m)
Bedroom Two: 9'10 x 7'4 (3.00m x 2.24m)
Bathroom: 7'3 x 5'6 (2.21m x 1.68m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: None
Mobile Signal / Coverage Blackspot: No
Parking: Large Driveway & Garage

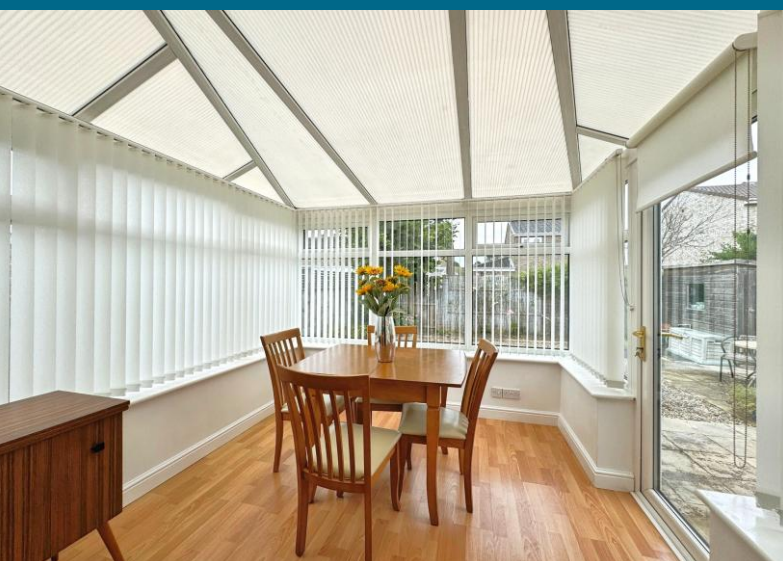
TENURE

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.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

EPC Rating: D
Council Tax Band: B

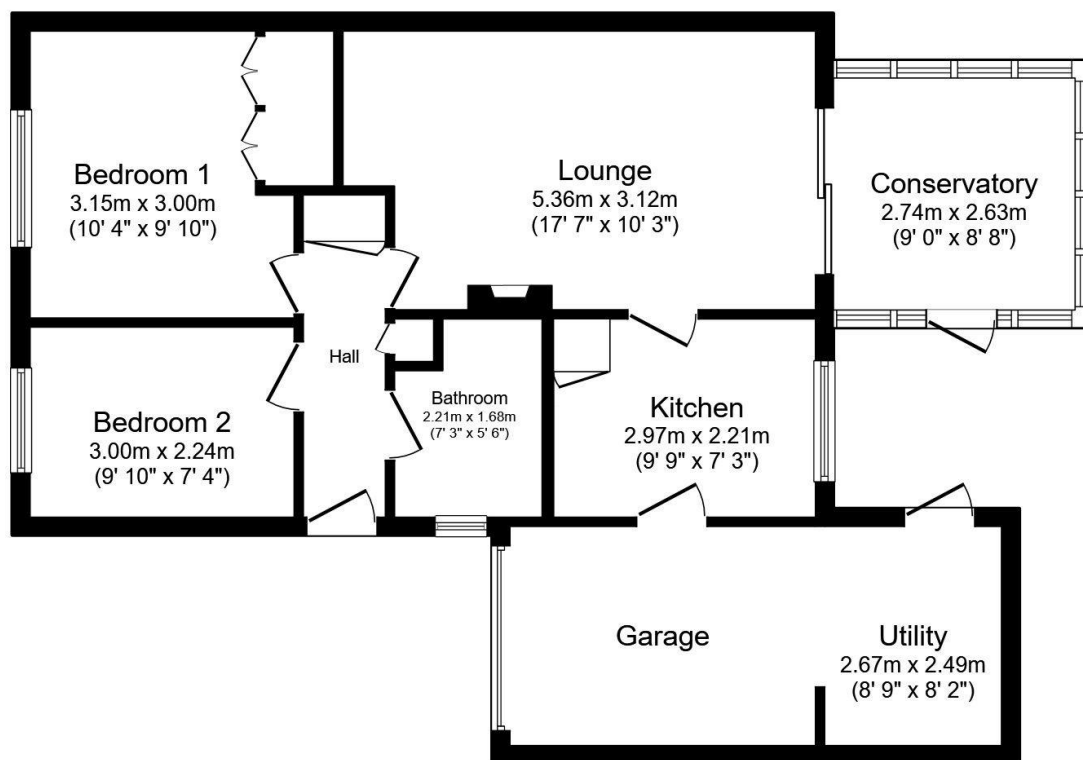
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T: 01670 511 711

morpeth@rmsestateagents.co.uk

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Floor Plan

Total floor area: 71.1 sq.m. (765 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		
69-80	C		77 C
55-68	D	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.

