

Burghley Gardens | Pegswood | NE61 6TN

Offers In Excess Of £325,000

RMS | Rook Matthews Sayer

4 2 2

Spectacular Detached Home

Four Bedrooms

Quiet Cul-de-Sac

Spacious Conservatory

No Onward Chain

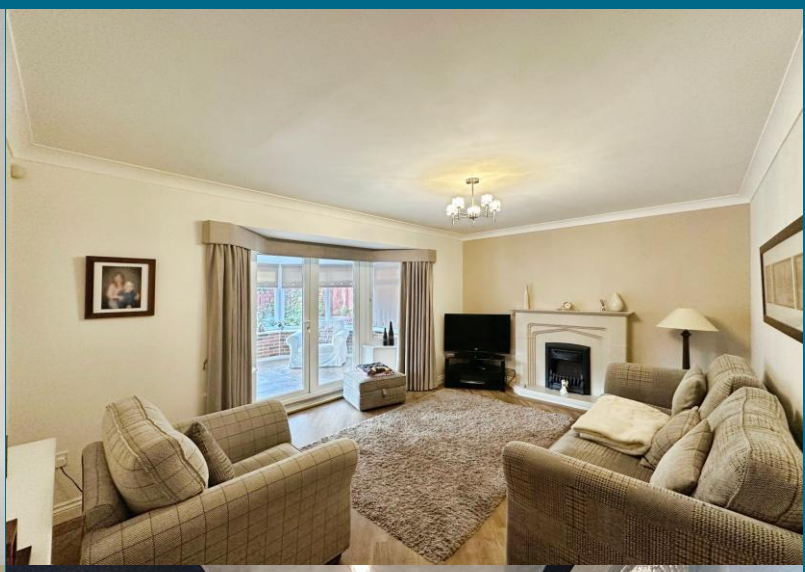
Stunning Enclosed Garden

Private Driveway plus Garage

Freehold

For any more information regarding the property please contact us today









T: 01670 511 711
morpeth@rmsestateagents.co.uk

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Standing with pride, nestled within a quiet cul-de-sac, sits this spectacular four bedroomed detached family home on Burghley Gardens, Pegswood. Pegswood itself offers a range of amenities on your doorstep to include a local co-op, primary school and doctor's surgery, whilst the hustle and bustle of Morpeth Town Centre is just a short drive away, where you have an array of local bars, restaurants and river walks to choose from. Internally the property boasts spacious and airy rooms, with a fully enclosed garden to the rear.

The property briefly comprises:- Large entrance hallway, impressive lounge which has been fitted with an electric fire, which is the focal point of the room. This leads seamlessly into the conservatory offering views over the rear garden, which can be accessed via double patio doors and also benefits from under floor heating. The modern kitchen has been fitted with a range of wall and base units, offering an abundance of storage. Appliances include gas hob, exactor fan and double electric oven. There is a separate dining room, which is a great space with ample room for your dining table and chairs. You further benefit from a handy utility and a downstairs W.C.

To the upper floor of the accommodation, you have four good sized bedrooms, three double and one single, all of which have been carpeted. The master bedroom benefits from its own ensuite shower room and the second bedroom benefits from a large, built-in wardrobe, offering excellent storage. The family bathroom has been beautifully finished with a basin, W.C, and bath with shower attachment.

Externally to the front of the property, there is a driveway and garage. Whilst to the rear of the property, there is a fully enclosed garden which has been laid to lawn with patio area.

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

MEASUREMENTS
Lounge: 15'0 x 10'3 (4.57m x 3.13m)
Kitchen: 9'6 x 11'3 (2.92m x 3.44m)
Dining Room: 7'10 x 10'2 (2.16m x 3.10m)
Conservatory: 15'0 x 8'10 (4.57m x 2.46m)
Utility Room: 5'2 x 5'7 (1.58m x 1.73m)
W.C: 2'7 x 5'5 (0.82m x 1.67m)
Bedroom One: 12'0 x 11'1 Max Points (3.65m x 3.38m Max Points)
Ensuite: 4'0 x 8'2 (1.21m x 2.49m)
Bedroom Two: 10'4 x 8'11 Max Points (3.16m x 2.47m Max Points)
Bedroom Three: 9'3 x 11'2 (2.83m x 3.41m)
Bedroom Four: 8'2 x 9'3 (2.49m x 2.83m)
Bathroom: 9'3 x 6'5 Max Points (2.83m x 1.98m Max Points)

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.

AGENTS NOTE – 'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'

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: C
Council Tax Band: D

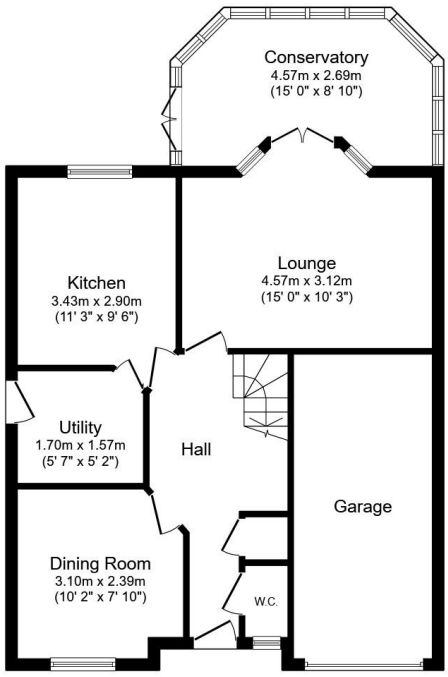
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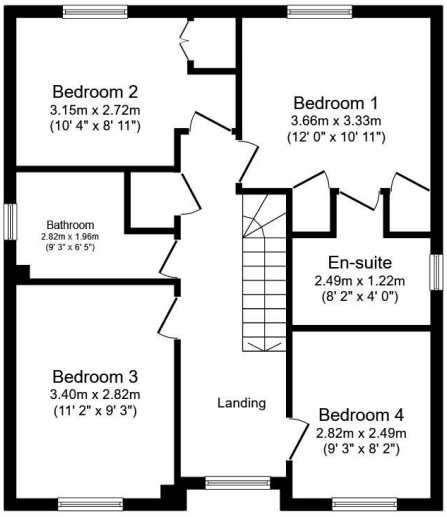


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Ground Floor

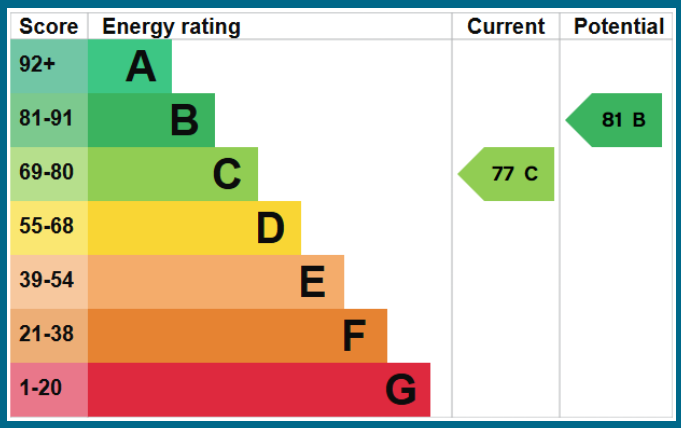


First Floor

Total floor area: 143.6 sq.m. (1,545 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

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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.

The Property Ombudsman

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