



Warkworth Drive | Pegswood | NE61 6TD

**Asking Price £225,000**

**RMS** | Rook  
Matthews  
Sayer



3



1



1

**Beautiful Extended Family Home**

**Bright and Airy Rooms**

**Three Bedrooms**

**Secluded Enclosed Garden**

**Desirable Location**

**Private Driveway plus Garage**

**Large Open Plan Lounge/Diner**

**Freehold**

For any more information regarding the property please contact us today



T: 01670 511 711

[morpeth@rmsestateagents.co.uk](mailto:morpeth@rmsestateagents.co.uk)

**RMS** | Rook  
Matthews  
Sayer

**No Onward Chain!** This fully extended three bedroomed family home, sits on a very popular development on Warkworth Drive, Pegswood. The property offers superbly spacious rooms throughout, to suit any growing family's needs, along with a generous sized rear garden. 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 property briefly comprises:- Entrance porch from which you have direct access into the garage. The porch leads straight into a large open plan lounge/diner, which is flooded with natural light due to the dual aspect views and double patio doors, leading straight into the rear garden. This room has been fitted with laminate flooring throughout, electric fire and surround and finished with modern décor. The kitchen has been fitted with a range of wall and base units, offering plenty of storage. Appliances include double oven and five ring gas hobs with extractor. You further benefit from a handy utility room and downstairs W.C.

To the upper floor of the accommodation, you have three good sized bedrooms, two of which have been carpeted and the third fitted with laminate flooring. The family bathroom has been fully tiled and beautifully finished with a W.C., hand basin, bath and shower over bath.

Externally, to the front you have a garage and private driveway, which can accommodate at least two cars. Whilst to the rear, you have an extremely secluded large enclosed grassed garden, with patio and decking area. The garden is a great space for relaxation which pops with colour and vibrancy.

With No Onward Chain, we highly recommend an early viewing to appreciate everything this beautiful home has to offer.

#### MEASUREMENTS

Porch: 4'0 x 4'10 (1.21m x 1.24m)  
Lounge/Diner: 22'5 x 10'11 Max Points (6.83m x 3.33m Max Points)  
Snug: 9'5 x 6'9 (2.87m x 2.06m)  
Kitchen: 10'0 x 14'10 Max Points (3.04m x 4.29m Max Points)  
Utility Room: 9'11 x 3'0 (3.02m x 0.91m)  
W.C: 4'3 x 3'8 (1.31m x 1.15m)  
Bedroom One: 12'2 x 9'9 (3.71m x 2.97m)  
Bedroom Two: 9'9 x 10'1 (2.97m x 3.07m)  
Bedroom Three: 8'9 x 9'8 (2.67m x 2.95m)  
Bathroom: 9'8 x 7'3 Max Points (2.95m x 2.21m Max Points)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Fibre To Premises  
Mobile Signal / Coverage Blackspot: No  
Parking: Driveway & Garage

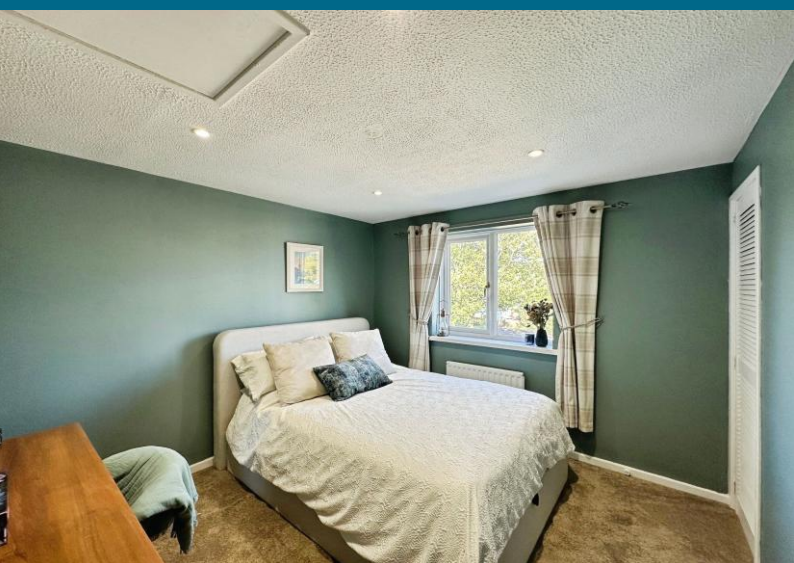
#### TENURE

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: C  
Council Tax Band: B

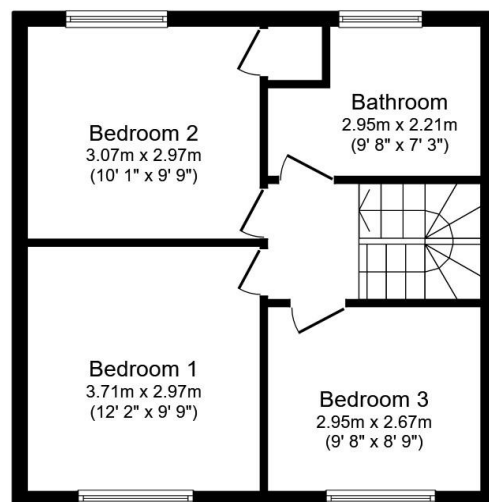
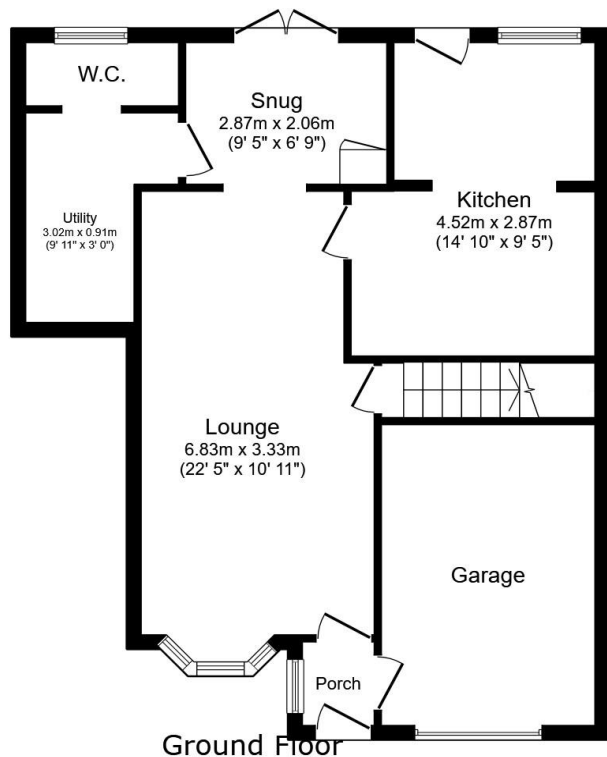
M00009068.LB.JD.08/09/2026.V.1



T: 01670 511 711

morpeth@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer



Total floor area: 111.3 sq.m. (1,198 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](http://www.Propertybox.io)

**RMS** | Rook  
Matthews  
Sayer

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 72 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.

