



To buy

### 3 bed detached house to buy in

Burghley Gardens, Pegswood, Morpeth,  
Northumberland, NE61 6TN

# £245,000

🛏 x3 🚿 x2 🚻 x1

Tenure

**Freehold**

Driveway & Garage parking

Garden

### Property features

- ✓ Three Bedrooms
- ✓ Garage, Garden and Driveway
- ✓ Desirable Location
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Located on the popular Brocksburn Park estate in Pegswood, this three bedroom link-detached property would make an ideal family home.

Just a short walk from the property are a range of local amenities such as convenience stores, takeaways, doctors surgery and an OFSTED approved first school. There are regular buses to the nearby towns of Morpeth and Ashington which both provide a wider range of shops, supermarkets, pubs and restaurants, as well as leisure facilities and further schools.

With the A1 trunk road easily accessed, the property is well connected to the North and South, ideal for those who need to commute or to access days out nearby. The beautiful Northumbrian coast offers scenic walks with Newbiggin-By-The-Sea and Cresswell beaches being nearby.

The property itself briefly comprises; Entrance hallway, living room, kitchen-diner and downstairs WC to the ground floor. To the first floor are three double bedrooms with an en-suite to the master, and a family bathroom. Externally, the property benefits from a double driveway to the front, and an enclosed garden to the rear, laid with lawn and patio, ideal for outdoor entertaining or al fresco dining. There is a single garage with an electric roller door, large loft space with ladder and an integral door to the property.

For more information or to book a viewing, please call the Morpeth office.

Council Tax Band: C

Tenure: Freehold

Price: £245,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## Living Room

With newly laid laminate flooring, a large double glazed window to front elevation and central heating radiator.

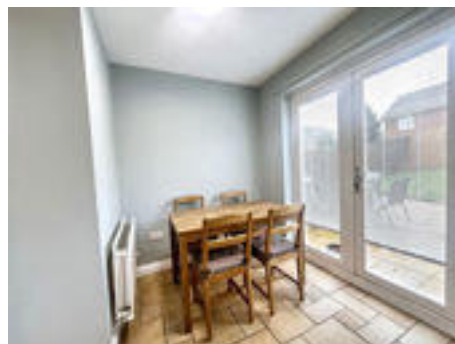


## Kitchen-Diner

Fitted with a range of wall and base units, integrated gas hob, electric oven and hood extractor, plumbing for a dishwasher and space for a fridge-freezer, stainless steel sink with mixer tap and drainer, as well as a large double glazed window and French doors to the rear garden. Also a large storage cupboard which houses the washer and dryer.



## Kitchen-Diner (Photo 2)



## WC

Fitted suite comprising of WC and hand wash basin, tiled walls and flooring and a heated towel rail.



## Bedroom One

Spacious double bedroom with fitted wardrobes, carpeted flooring, a central heating radiator and a large double glazed window to front elevation.



## En-Suite

Fitted suite comprising; WC, hand wash basin and shower cubicle with tiled walls and flooring, heated towel rail and double glazed window.



## Bedroom Two

Spacious double bedroom with a double glazed window to rear elevation, central heating radiator, fitted wardrobes and carpeted flooring.



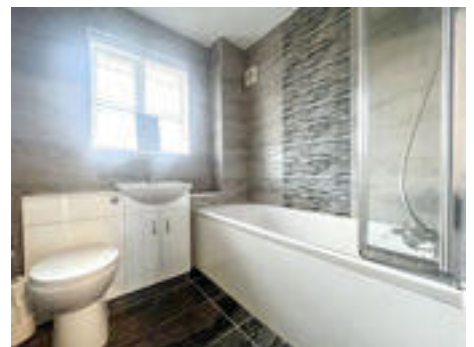
## Bedroom Three

Double bedroom with carpeted flooring, double glazed window to rear elevation and a central heating radiator.



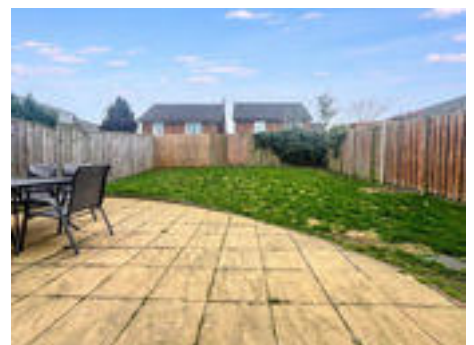
## Bathroom

Fitted suite comprising; WC, hand wash basin, panelled bath with shower over, large double glazed window to front elevation, tiled walls and flooring.

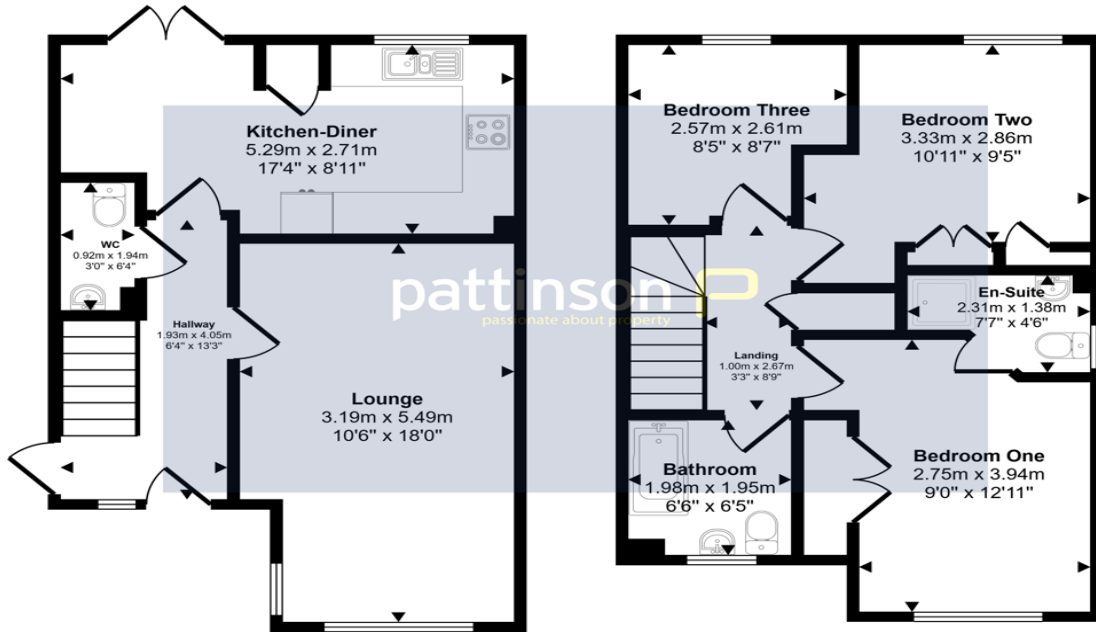


## External

To the front of the property is a single garage with a large loft space and an integral door to the property and an electric roller door, and a double driveway. To the rear is an enclosed garden laid with lawn and patio, ideal for outdoor entertaining and al fresco dining.



Approx Gross Internal Area  
82 sq m / 887 sq ft



Ground Floor  
Approx 40 sq m / 429 sq ft

First Floor  
Approx 43 sq m / 459 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Burghley Gardens, Pegswood, Morpeth, Northumberland, NE61 6TN

Contact your local branch today for more information on this property:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

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