

# BRUNTON

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## RESIDENTIAL



**BEAUMONT COURT, PEGSWOOD, MORPETH, NE61**

**Offers Over £220,000**



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### THREE BEDROOM | DETACHED FAMILY HOME | GREAT LOCATION

Brunton Residential are delighted to offer for sale this detached, three-bedroom house.

Situated in the welcoming village of Pegswood, this property offers a peaceful setting with convenient access to Morpeth's shops, restaurants, and leisure facilities. Families will appreciate local schools like Pegswood Primary and nearby parks such as Pegswood Moor Country Park.

Transport links are excellent, with Pegswood Train Station offering commuter services to Newcastle and easy access to the A1 for drivers. Local shops, a post office, and a pharmacy are within the village, while Morpeth and Newcastle provide further amenities.



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Internally, the property offers a welcoming entrance hall leading to a spacious lounge filled with natural light. Adjacent to the lounge is a modern kitchen, perfectly positioned with easy access to the dining area, which benefits from views and access to the rear garden. The ground floor also features a convenient WC and internal access to the garage.

Upstairs, the first floor boasts three well-proportioned bedrooms. The principal bedroom benefits from an en-suite for added comfort and privacy. The additional two bedrooms are served by a family bathroom, ensuring ample facilities for family living.

Externally, the property enjoys a rear garden, a garage and off-street parking, as well as a small, easy-to-maintain front garden.





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TENURE : Freehold

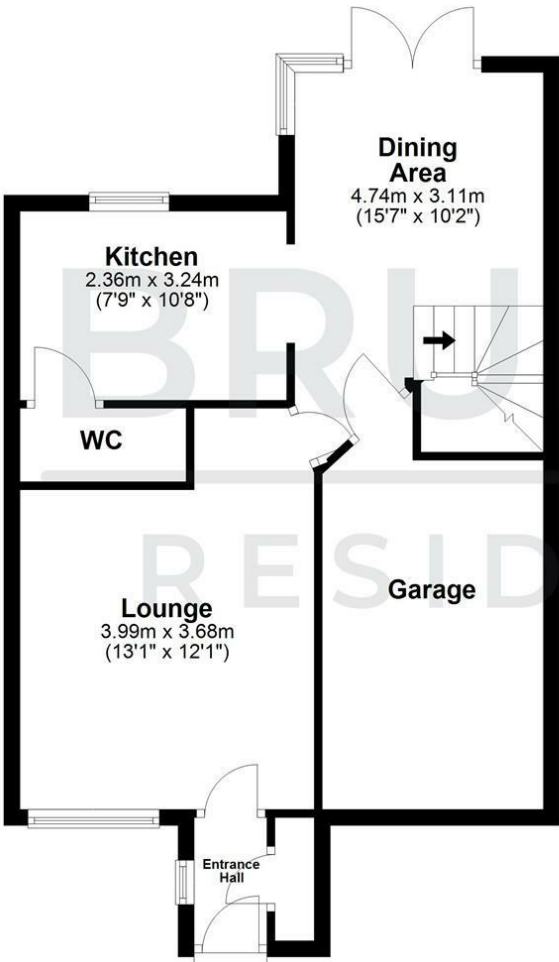
LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : C

### Ground Floor

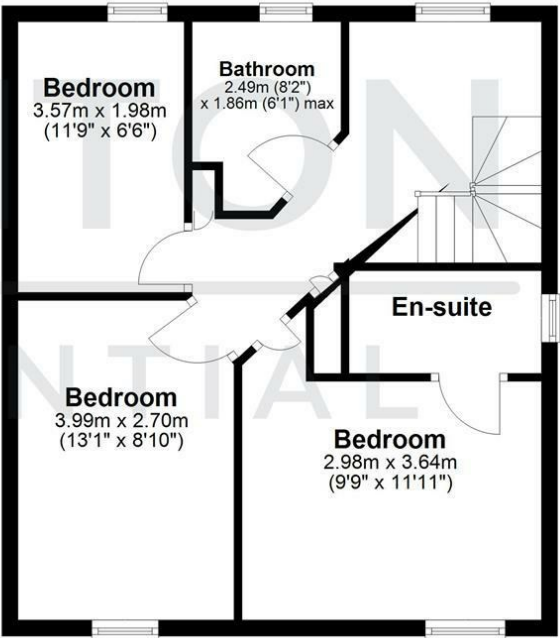
Approx. 55.9 sq. metres (602.0 sq. feet)



C

### First Floor

Approx. 48.8 sq. metres (525.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	