

# BRUNTON

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RESIDENTIAL



**CHARLOTTE COURT, PEGSWOOD, NE61**

Offers Over £195,000

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Modern three-bedroom semi-detached home situated on Charlotte Court Woodside in Pegswood, Morpeth, forming part of a development of similar properties built by Gleeson Homes and completed circa 2022.

The property is arranged over two floors, with the ground floor offering a comfortable living room, a kitchen diner with access to the rear garden, along with a convenient ground-floor WC and useful store. The upper floor hosts three bedrooms served by a family bathroom. Externally, the property benefits from driveway parking, an enclosed rear garden, and a garage.

Located within the village of Pegswood, the property enjoys convenient access to a range of local amenities including shops, a primary school, and the Courtyard Bistro. The nearby market town of Morpeth, approximately two to three miles away, offers a wider selection of shops, services, and leisure facilities, while excellent road and public transport links provide straightforward access to surrounding areas.

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The internal accommodation comprises: an entrance hall with stairs leading up to the first-floor landing. Positioned to the left-hand side is the main living room, a comfortable reception space with a window overlooking the front garden. From the living room there is access through to the kitchen diner, which is fitted with a range of wall and base units complemented by wood-finish work surfaces. The kitchen includes an integrated electric oven and hob with extractor above, along with space for a fridge freezer and washing machine. The room benefits from tiled flooring throughout, a window overlooking the rear garden, and patio doors providing direct access outside, creating a bright and functional space for everyday living and dining. A convenient ground-floor WC is also located off this area, along with a useful store providing additional storage.

Stairs lead to the first-floor landing which provides access to three bedrooms and the family bathroom. The master bedroom is particularly generous in size and benefits from dual aspect windows to the front and rear, allowing excellent natural light. There are two further well-proportioned bedrooms, with one room featuring slightly restricted head height due to the design of the property over the living space. The family bathroom is fitted with a bath with a mains-powered shower above and tiled surrounds.

Externally, the property benefits from a gravelled driveway to the front providing parking for two vehicles, along with a pathway giving access around the side of the property. To the rear is an enclosed garden of good size featuring a paved patio area ideal for outdoor seating. The garden also benefits from access into the garage, which is fitted with an up-and-over door as well as power and lighting. Beyond the rear boundary is a line of mature trees and a school field, providing a pleasant green outlook and a good degree of privacy.



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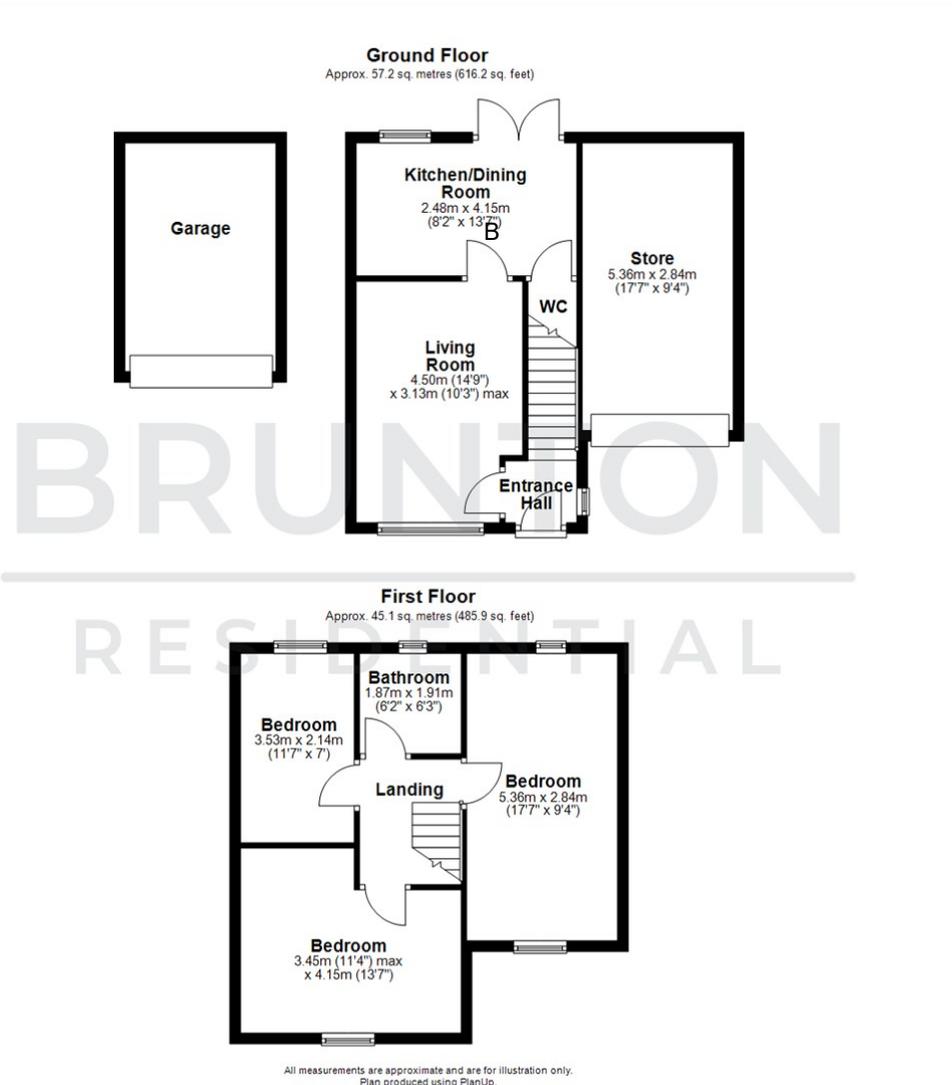
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING : B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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	