

# BRUNTON

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## RESIDENTIAL



**CASTLE WAY, PEGSWOOD, MORPETH, NE61**

**Offers Over £275,000**

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Extended four-bedroom link-detached family home situated on Castle Way in Pegswood, Morpeth, occupying a quiet cul-de-sac position within an established residential area.

The property is arranged over two floors and offers spacious and versatile accommodation, with the ground floor featuring a lounge, separate dining room with access to the rear garden, and a kitchen/breakfast room, along with a ground-floor WC. The upper floor hosts four double bedrooms, including a master bedroom with en-suite, alongside a family bathroom. Externally, the property benefits from a private rear garden, driveway parking, electric vehicle charging point and an integral 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, restaurants, and leisure facilities, while excellent road and rail links provide straightforward access to surrounding areas.

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The internal accommodation comprises: an extended entrance hallway accessed via a UPVC entrance door with side panels, featuring wood-effect laminate flooring, stairs rising to the first-floor landing, and a large useful under-stair storage cupboard. To the right-hand side is a modernised ground-floor WC. Positioned to the left is a spacious lounge with a bay window overlooking the front garden, featuring an electric flame-effect fire set within a decorative surround with a granite hearth and backing. Half-glazed double doors lead through to a second reception room to the rear, currently arranged as a dining room, which benefits from French doors opening out onto the rear garden. The property further benefits from a kitchen/breakfast room fitted with a range of wooden wall and base units and integrated appliances including a gas hob, electric oven, extractor hood, and dishwasher, with space for a fridge/freezer and washing machine with additional storage within the breakfast area.

Stairs lead to a generous galleried first-floor landing, incorporating a library area and access to loft spaces, and providing access to four well-proportioned bedrooms, all benefiting from built-in storage. The master bedroom further benefits from fitted wardrobes and a modern en-suite shower room, while a fully tiled family bathroom serves the remaining bedrooms.

Externally, the property benefits from a block-paved driveway providing off-street parking, along with an integrated garage and electric vehicle charging point. To the rear is a private garden featuring a raised patio with pergola, additional seating areas, a lawn, and established planting, with side access also available.



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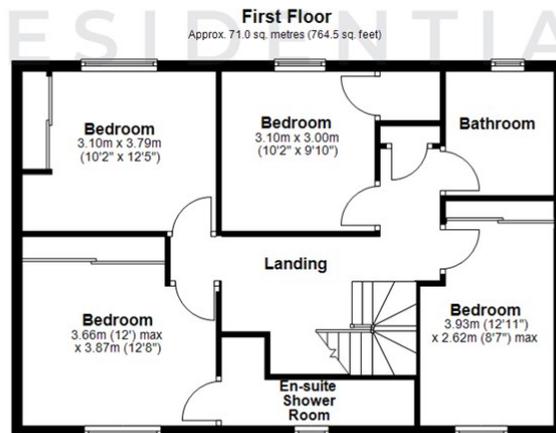
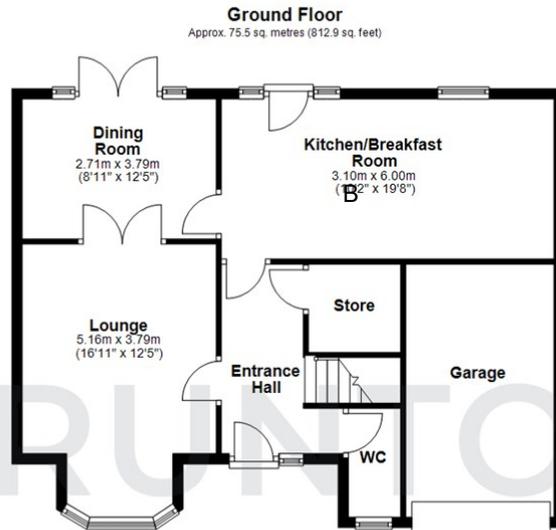
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING :



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



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