

BRUNTON

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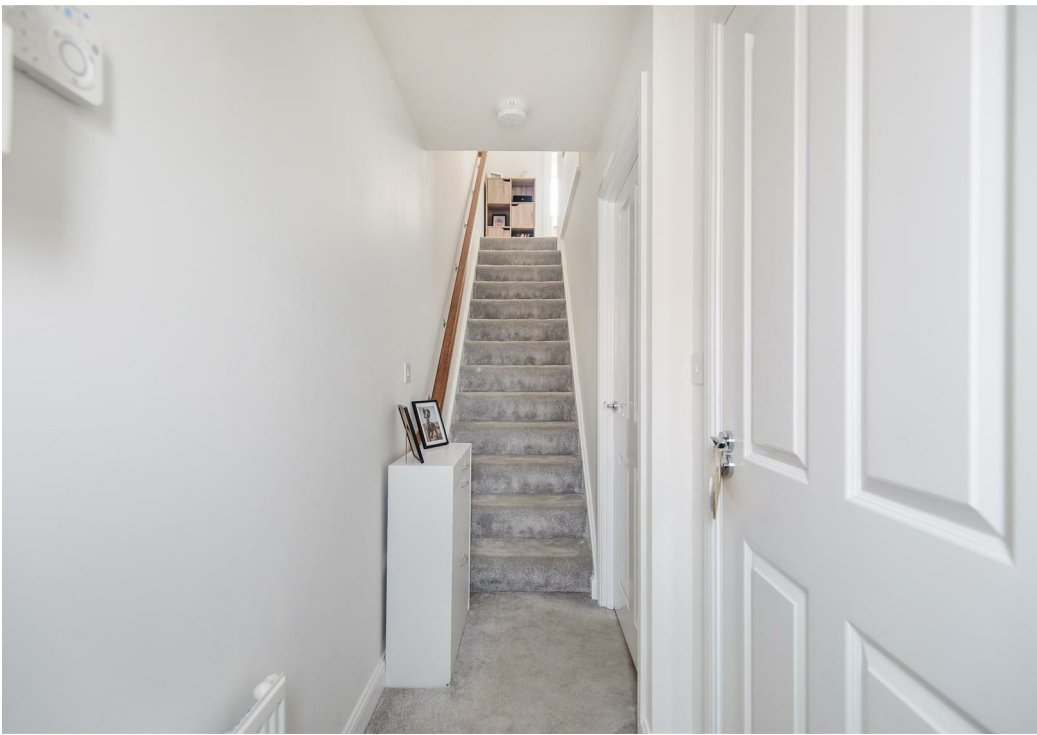
IRIS DRIVE BLOSSOM PARK, PEGSWOOD, MORPETH, NE61 6FX

Offers Over £215,000

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Beautifully presented three-bedroom modern semi-detached home situated within the popular Blossom Park development in Pegswood.

The property benefits from a spacious lounge, impressive open-plan kitchen/dining room with French doors to the rear garden, ground floor WC, three bedrooms, en-suite shower room to the main bedroom and a contemporary family bathroom. The enclosed rear garden features both lawned and decked areas, providing excellent outdoor living space.

Pegswood remains a popular village location, conveniently positioned for access to Morpeth and its excellent range of amenities, schooling, leisure facilities and transport links. The village itself offers a strong sense of community, primary school and local shops whilst providing easy access to the wider Northumberland region.

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The internal accommodation comprises: an entrance hallway with staircase rising to the first-floor landing and access to a convenient ground floor WC. Positioned to the front of the property is a generous lounge extending across the full depth of the house, creating a superb reception space for relaxing and family living. Positioned to the rear of the property is an impressive open-plan kitchen/dining room forming the heart of the home, fitted with a range of contemporary wall and base units and providing ample space for both dining and entertaining. French doors open directly onto the rear garden, allowing for excellent natural light and a seamless connection between the indoor and outdoor spaces.

To the first floor, the landing provides access to three bedrooms, including a spacious main bedroom benefitting from en-suite shower facilities. The remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property benefits from an enclosed rear garden featuring a decked seating area and lawn, creating an excellent environment for outdoor entertaining and family enjoyment.



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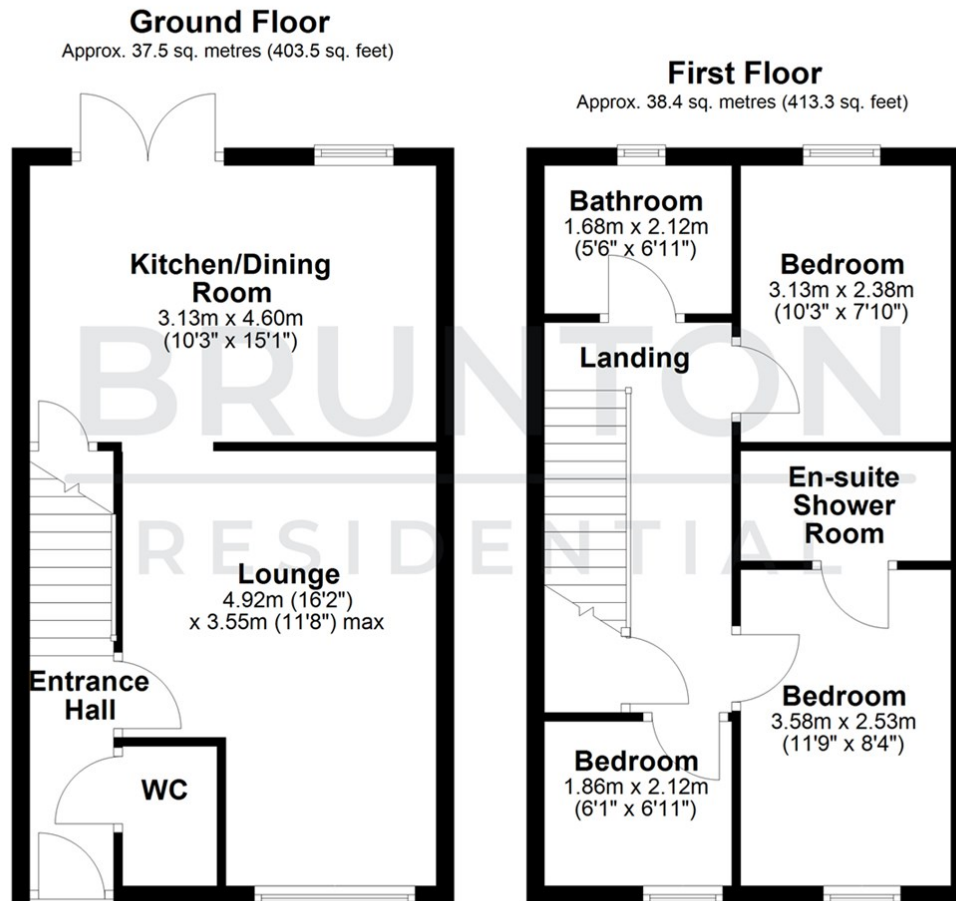
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : B



Total area: approx. 75.9 sq. metres (816.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	