

# BRUNTON

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## RESIDENTIAL



**BEAUMONT COURT, PEGSWOOD, MORPETH**

Offers Over £185,000

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Modern Detached Family Home Boasting Lounge, Open Plan Kitchen/Dining and Living Space with Extended Garden Room, Three Good Sized Bedrooms, Family Bathroom plus En-Suite, Lawned Rear Gardens, Off Street Parking & Garage!

This great, modern, detached family home is located at Beaumont Court, Pegswood. Beaumont Court, which is tucked just off from Butchers Lane, is perfectly placed close to Pegswood Community Woods and is also situated only a short walk from Pegswood Railway Station providing excellent rail links into Morpeth Town Centre and throughout the region.

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The property is also positioned only a short drive from the delightful market town of Morpeth with its excellent range of shopping facilities, cafes, restaurants and amenities. Longhirst Hall Golf Club is also situated close by offering excellent access to sports facilities.

The internal accommodation comprises: Entrance Hall with ground floor guest WC and stairs leading to the first floor. To the right-hand side of the hallway is a lounge with west facing walk-in bay window.

To the rear of the ground floor is an open plan kitchen/dining and living space with fitted cabinetry, integrated appliances and window overlooking the rear gardens with an extended garden room and French doors leading out onto the rear gardens.

The stairs then lead up to the first-floor landing which in turn gives access to three good sized bedrooms. The principal bedroom is a comfortable double with access to an en-suite shower room.

Bedrooms two and three are located to the rear and offer views over the rear gardens. The landing also provides access to a family bathroom with three-piece suite.

Priced to reflect some decorative modernisation, this excellent, modern, detached family home simply demands an early inspection.

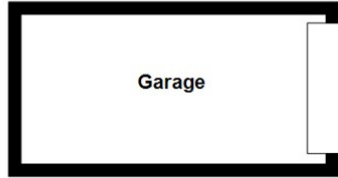


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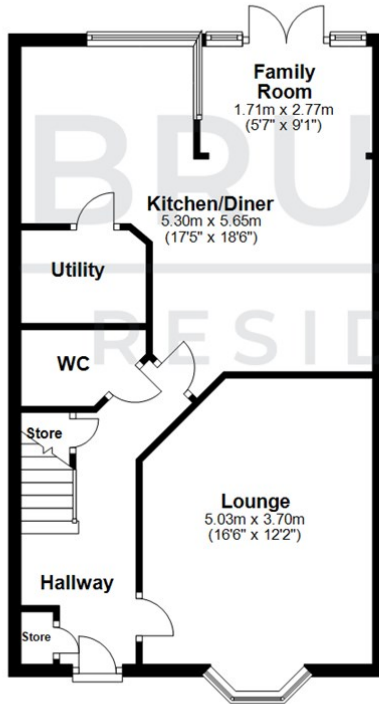
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### Ground Floor

Approx. 68.0 sq. metres (731.8 sq. feet)

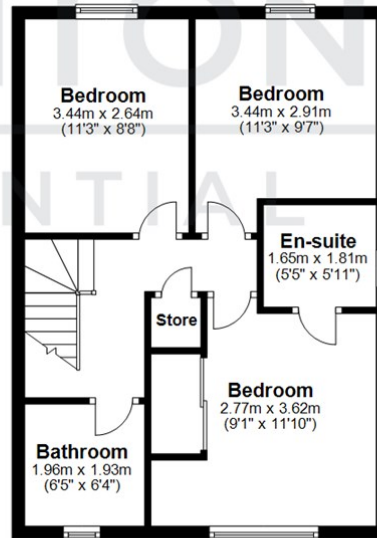


C



### First Floor

Approx. 46.0 sq. metres (495.4 sq. feet)



Total area: approx. 114.0 sq. metres (1227.1 sq. feet)

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

TENURE : Freehold

LOCAL AUTHORITY : Morpeth CC

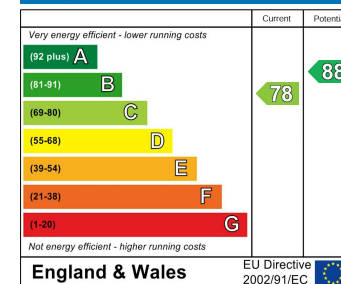
COUNCIL TAX BAND : C

EPC RATING : C

SERVICES :



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating

