

BRUNTON

RESIDENTIAL



LONGLEAT GARDENS, PEGSWOOD, MORPETH

£295,000

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Brunton Residential are delighted to offer for sale this superb detached property.

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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Accommodation comprises of a welcoming entrance hallway with stairs leading to the first floor, a ground-floor WC, and an under-stairs storage cupboard. To the right, a door opens into the living room, which features a square bay window to the front aspect and a feature fireplace. Double doors connect the living room to the rear dining area, which benefits from patio doors opening onto the rear garden. The dining area opens into the kitchen, which is fitted with original wall and base units, a sink unit, oven, hob, extractor hood, and a breakfast bar. There is also a side door providing external access and a door leading into the garage. The garage has been partially converted to incorporate a useful utility/laundry area while still retaining a storage section with the original up-and-over garage door.

On the first floor, the landing leads to the principal bedroom, which is fitted with wardrobes and benefits from an en suite shower room. There are two further double bedrooms, both with fitted wardrobes, and a fourth bedroom, which could serve as a single room or home office, also fitted with storage. A family bathroom with the original suite and an over-bath shower completes the accommodation.

Externally, the rear garden enjoys a pleasant outlook with lawn and patio areas, backing onto trees that provide privacy and minimise overlooking from the rear. The front garden is laid to lawn and offers driveway parking for two cars, with additional visitor parking spaces available nearby.



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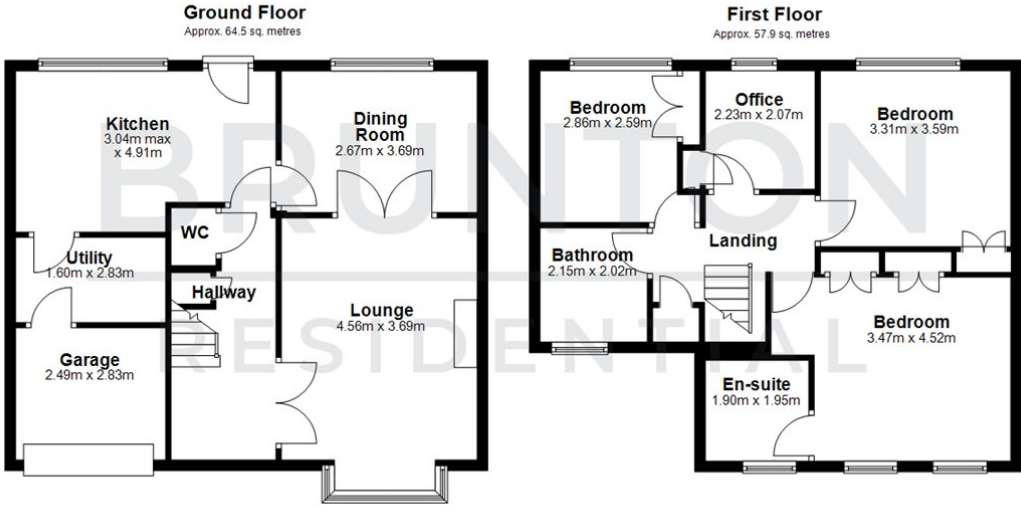
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : C

D



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		
	70	81
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		