

BRUNTON

RESIDENTIAL



KIRKHARLE DRIVE, PEGSWOOD, MORPETH, NE61

£300,000

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DETACHED FAMLY HOME - EXTENDED TO REAR - PRIVATE GARDENS

The ground floor features a spacious living room, a superb open-plan kitchen/dining room, a welcoming family room, and an additional garage conversion which can be utilised as a bedroom or reception room. To the first floor, there are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a family bathroom serving the remaining rooms. The property also benefits from off-street parking and an enclosed rear garden.

Situated in a convenient location, the property enjoys close proximity to local shops, schools, and everyday amenities within Pegswood. It is also well placed for easy access to Morpeth town centre, which offers a wider selection of restaurants, leisure facilities, and transport links, making this a highly desirable home for families and commuters alike.

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The internal accommodation comprises: A composite front door opening into an entrance hallway, with wood-effect laminate flooring laid to much of the ground floor. To the left is a well-proportioned living room with a square bay window, which leads through to the open-plan dining kitchen. The kitchen is fitted with a comprehensive range of wall and base units, work surfaces, and integrated appliances including a double oven, microwave, induction hob with extractor, dishwasher, fridge, and freezer. A side door also provides external access.

The dining area flows into a rear garden room/family room extension, featuring patio doors across the back wall and a log burner set on a tiled surround. Off the hallway, there is a ground floor WC and access to the converted garage, currently utilised as a gym but equally suitable as a bedroom/dining room if preferred. This versatile room includes fitted wardrobes housing the recently replaced central heating boiler and a front-facing window.

To the first floor, the principal bedroom benefits from built-in wardrobes and a recently refitted en suite shower room. There are two further well-proportioned bedrooms, one of which also features fitted wardrobes, together with a family bathroom fitted with a bath and mains-powered shower over. Additional storage cupboards are located on the landing.

Externally, the property occupies a desirable corner position within a popular residential estate. To the front, there is a double driveway providing off-street parking, while the rear garden offers a good degree of privacy with established trees, shrubs, gravelled seating areas, lawn, and gated access to the side of the property.



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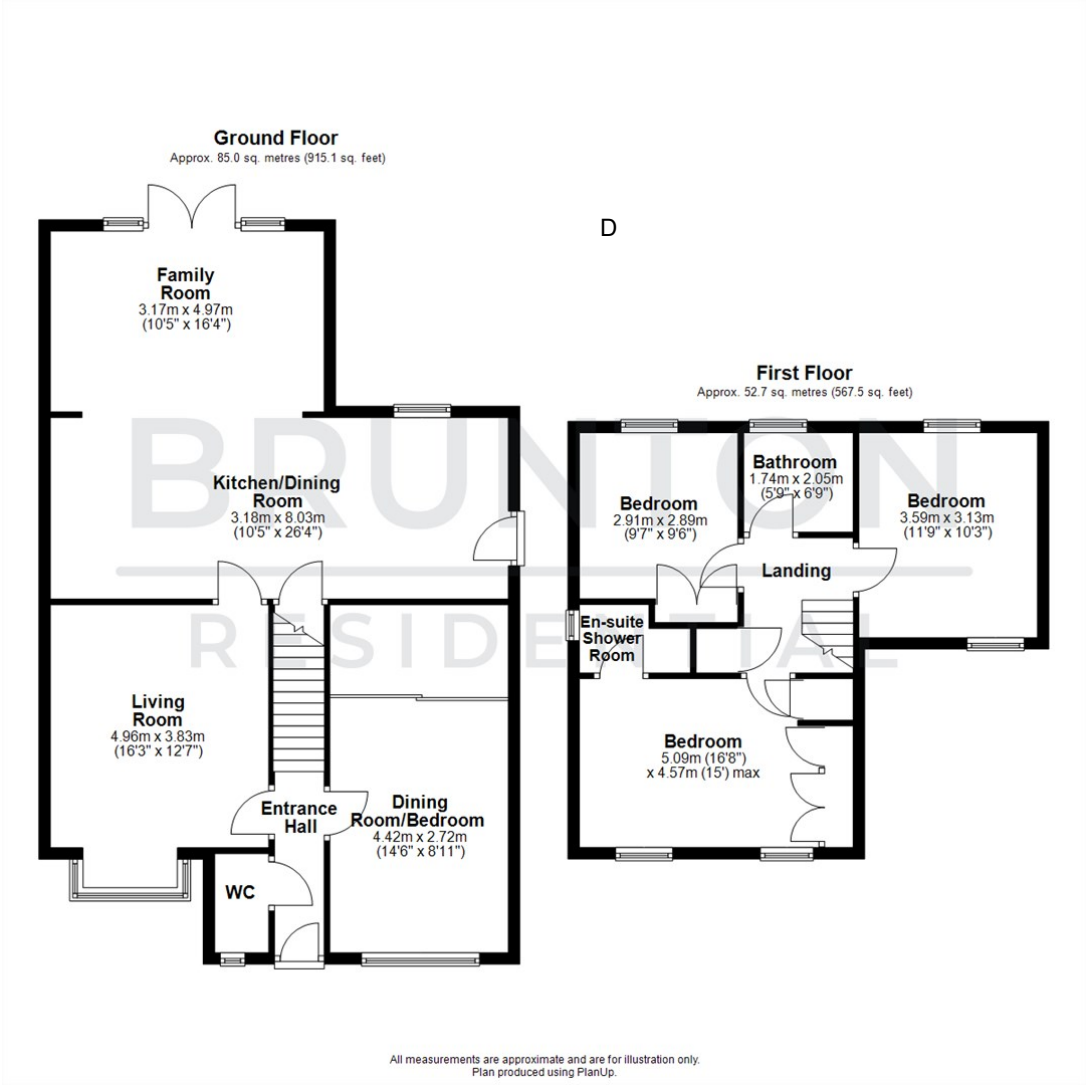
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING :



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 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		