SIGNATURE

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CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Pegswood Village

PEGSWOOD, MORPETH, NE61 6RE

OFFERS OVER

£290,000

4 BEDROOMS · 2 BATHROOMS · 2 RECEPTIONS

WEARESIGNATURE.CO.UK

THE PROPERTY

Pegswood Village, Pegswood

OFFERS OVER £290,000 · FREEHOLD

This is a RARE & DESIRABLE property. To watch or offer visit Rare & Desirable, The Bidding Platform. All viewings and surveys must be arranged via the Estate Agent.

Signature North East are delighted to welcome this four-bedroom terraced home to the market, ideally located within Pegswood Village, Morpeth. Nestled within a close-knit community, the property benefits from a great location with local amenities close by, as well as excellent transport links to nearby towns such as Morpeth and Newcastle upon Tyne. The area is also well served by highly regarded schools, making it an ideal choice for families.

Upon entering the property, you are welcomed into a central hallway. The spacious living room offers ample room for a range of furnishings, with an arched patio door leading out to the shared rear garden, creating a bright and open feel. Double doors from the hallway lead into the kitchen/diner, which provides a wealth of space through attractive wall and base units, complemented by generous worktop space and room for a dining table. The kitchen is equipped with an integrated oven and hob and leads through to a practical utility room. Completing the ground floor is a convenient storeroom.

To the first floor, the property offers four bedrooms. Bedrooms one, two and four can comfortably accommodate double beds along with additional furnishings, while bedroom three is well suited as a single room or home office. One of the bedrooms benefits from built-in wardrobes, an en-suite featuring a shower, W.C. and hand basin, as well as external access. Completing this floor is a stylish family bathroom fitted with a bathtub, separate shower, hand basin and W.C.

Externally, the property benefits from a shared communal garden, mainly laid to lawn with a patio area, ideal for outdoor furniture and relaxing. To the front, there is off-street parking along with the added benefit of a garage.





KEY FEATURES

- Four-bedroom terraced home in Pegswood Village, Morpeth, within a popular residential community
- Well located for local amenities, schools & transport links to Morpeth & Newcastle upon Tyne
- Living room with arched patio doors opening onto the shared rear garden
- Kitchen/diner with integrated appliances, ample storage & separate utility room
- Four bedrooms to the first floor, including one with en-suite, built-in wardrobes & external access
- Communal rear garden, off-street parking & garage to the front

- Council Tax Band E
- EPC Rating B











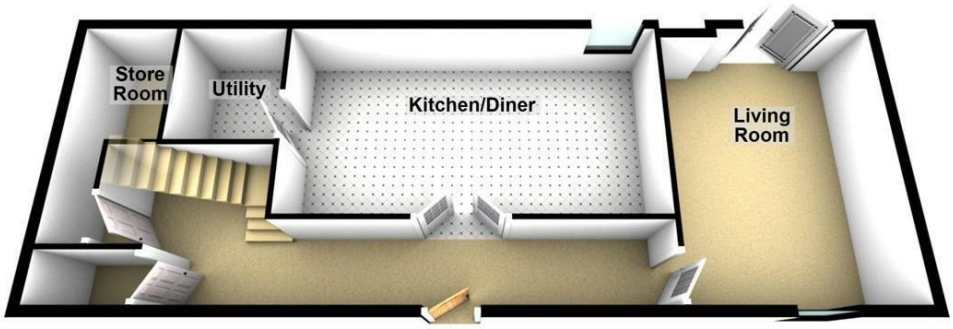
ACCOMMODATION

Room Dimensions

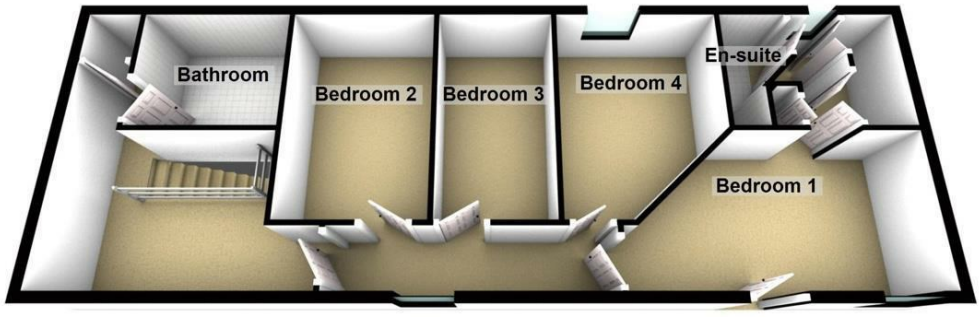
Living Room	5.22 x 3.94 (17'1" x 12'11")	En Suite	1.24 x 2.27 (4'0" x 7'5")
Kitchen / Diner	3.64 x 6.88 (11'11" x 22'6")	Bedroom Two	4.06 x 2.64 (13'3" x 8'7")
Utility	2.27 x 1.99 (7'5" x 6'6")	Bedroom Three	4.07 x 2.12 (13'4" x 6'11")
Store Room	4.22 x 0.78 (13'10" x 2'6")	Bedroom Four	2.33 x 2.94 (7'7" x 9'7")
Bedroom One	5.39 x 2.66 (17'8" x 8'8")	Bathroom	2.8 x 2.25 (9'2" x 7'4")

FLOOR PLAN

Ground Floor



First Floor



Total area: approx. 171.1 sq. metres (1841.3 sq. feet)

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