

# BRUNTON

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## RESIDENTIAL



**EDWARD STREET, PEGSWOOD, MORPETH, NE61**

Asking Price £162,950

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Well-presented four-bedroom semi-detached home situated within a popular and well-established residential area of Pegswood, offering spacious and versatile accommodation ideal for families.

Internally, the property benefits from a generous lounge to the front, a separate dining room and a versatile snug/study, providing flexible living space. An internal hallway from the lounge leads through to the dining room and kitchen, creating a practical and well-connected layout. The kitchen is well-equipped with integrated appliances and offers ample storage and worktop space, with access through to a rear porch and out to the rear yard. To the first floor, there are four well-proportioned bedrooms served by a modern family bathroom. Externally, the property stands out with a substantial lawned garden to the front, an excellent space for families and outdoor enjoyment, along with a low-maintenance paved rear yard with gated access.

The location is well placed for access to local shops, schools and amenities within Pegswood, as well as excellent transport links to Morpeth and the surrounding areas.

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The internal accommodation comprises: an entrance porch leading into a welcoming entrance hall with stairs rising to the first floor landing. To the left is a spacious lounge with a front aspect window, allowing for excellent natural light and creating a bright and comfortable living space. To the right is a versatile snug/study, ideal for use as a home office or additional reception room. From the lounge, an internal hallway provides access through to the dining room and kitchen. The dining room offers ample space for family dining and entertaining and leads through to a well-proportioned kitchen, fitted with a range of wall and base units along with integrated appliances including an oven, hob and extractor. The kitchen benefits from a rear aspect window and offers excellent worktop and storage space. From the kitchen, there is access into a rear porch, which in turn provides access out to the rear yard.

The first floor landing gives access to four well-proportioned bedrooms and a modern family bathroom comprising a bath with overhead shower, WC and wash basin.

Externally, to the front the property boasts a substantial lawned garden with timber fenced boundaries, providing an excellent outdoor space ideal for families. To the rear is a low-maintenance, enclosed yard which is predominantly paved and benefits from gated access.



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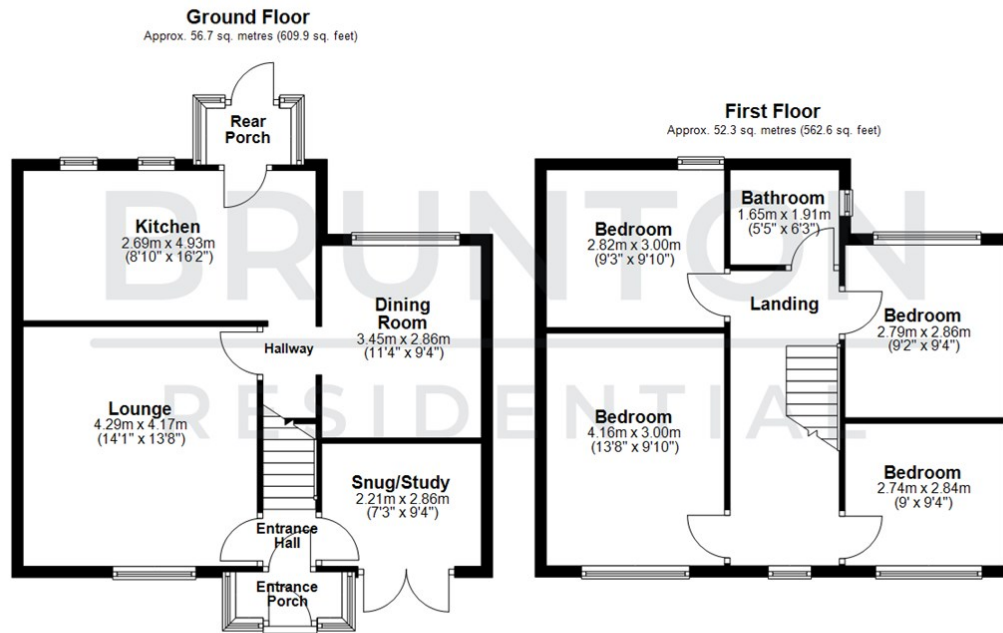
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

EPC RATING : C



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		70	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	