

# BRUNTON

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## RESIDENTIAL



**CROOME GARDENS, PEGSWOOD, MORPETH, NE61**

**Offers Over £295,000**

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Delightful corner-plot four-bedroom detached family home located on Croome Gardens in Pegswood, Morpeth.

This well-maintained home has a well-thought-out layout over two floors. The ground floor features a spacious lounge, dining room, lovely bright and airy conservatory, and a modern kitchen. The first floor hosts four well-proportioned bedrooms with the master benefiting from an en-suite, while a family bathroom serves the remaining rooms. The property further benefits from an enclosed wrap-around garden, off-street parking for two cars, and a garage.

Situated in Pegswood, Morpeth, this home enjoys excellent access to local amenities, including a variety of everyday services and facilities. Well-regarded schools are within easy reach, making it an ideal location for families. The area also benefits from convenient transport links, with nearby road connections and regular public transport services providing straightforward access to Morpeth town centre, surrounding villages, and further afield.

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The internal accommodation comprises: Upon entry, you are welcomed into an entrance hall with stairs leading up to the first-floor landing. To the left is a spacious lounge with a front aspect window. The lounge flows into a dining room, which in turn provides access to a bright and airy garden room as well as the modern kitchen. The kitchen is well equipped with integrated appliances, sleek wall and base units, and granite counter-tops providing ample storage and work surface space. It further benefits from a door leading out to the rear garden and access to a convenient downstairs WC.

The first-floor landing gives access to four well-proportioned bedrooms, with the master benefitting from its own en-suite. A well-appointed, fully tiled family bathroom comprising a bath with overhead shower, WC, and washbasin, serves the remaining bedrooms.

Externally, the property sits on a corner plot and enjoys a delightful, well-maintained wraparound garden enclosed by timber fencing. It is mainly laid to lawn with a paved area to the rear. To the front, a double driveway provides off-street parking for two cars, in addition to a single garage.



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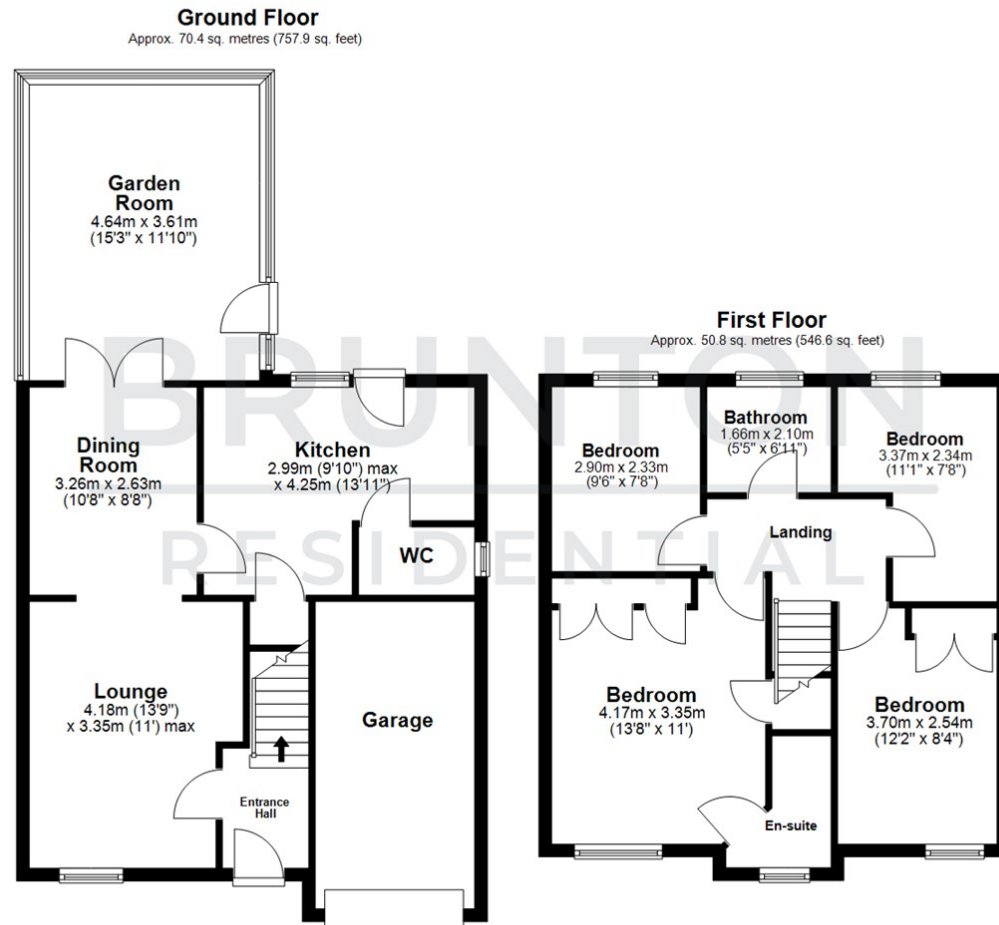
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

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)	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			
		74	79
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	