



Robin Lane Pegswood

- Semi Detached Home
- Three Bedrooms
- No Onward Chain
- South Facing Garden
- Private Driveway
- Freehold

Offers In Excess of £175,000

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Robin Lane Pegswood

NO ONWARD CHAIN! Very rare to the market, sits this immaculately presented three bedroomed semi-detached home on Robin Lane, Pegswood. The property itself sits within a small cluster of new homes, offering its new owners peaceful living. With spacious rooms throughout, freshly painted walls and that all important fabulous south facing garden to the rear, we anticipate interest will be high. The village of Pegswood benefits from a good choice of amenities on your doorstep such as a doctor's surgery, pharmacy and local Co-op, whilst you are only a two-mile drive away from the busy and historic market town of Morpeth.

The property briefly comprises:- Entrance hallway, downstairs W.C., open plan kitchen and dining area with space for your dining table and chairs. A high spec modern kitchen with an abundance of storage and space for your own fridge/freezer and washing machine. Integrated appliances include a four-ring gas hob and electric oven. The lounge is a bright and airy room thanks to the double patio doors, which lead into a wonderful enclosed rear garden.

To the upper floor of the accommodation, you have three good sized bedrooms, two doubles and one single, which could also be used as an office. All rooms have been carpeted throughout and freshly painted with a crisp white wall. The family bathroom has been fitted with W.C, hand basin, bath and shower over bath.

Externally you have a small grassed garden to the front and private driveway to accommodate at least three cars. To the rear you have a fully enclosed south facing garden, which has been laid to lawn with patio area. The garden will be a real winner for those sun worshippers.

Available with no onward chain. Guaranteed to impress!

- Lounge: 13'6 x 10'9 (4.12m x 3.28m)
- WC: 5'7 X 3'0 (1.70m x 0.91m)
- Kitchen/Diner: 16'1 x 10'2 (Max Points) (4.90m x 3.10m)
- Bedroom One: 13'5 x 8'3 (4.09m x 2.52m)
- Bedroom Two: 12'5 x 7'0 (3.78m x 2.13m)
- Bedroom Three: 8'11 x 6'0 (2.72m x 1.83m)
- Bathroom: 7'2 x 5'11 (2.18m x 1.80m)

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains Gas
- Broadband: Cable
- Mobile Signal / Coverage Blackspot: No
- Parking: Private Driveway

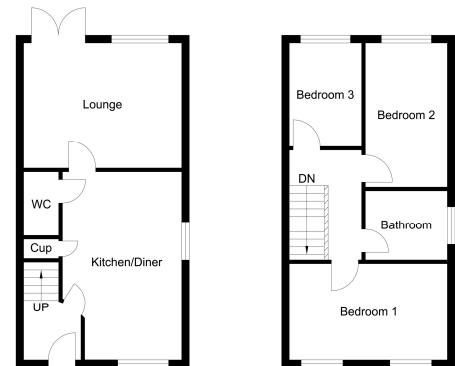
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

EPC Rating: B

Council Tax Band: B

M00008301.AB.JD.22/01/2025.V.1



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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