



Fawdon Grove

Pegswood

- Detached Home
- Four Bedrooms
- Quiet Cul-de-Sac
- No Onward Chain
- Stunning Enclosed Garden
- Garage plus Large Driveway

Asking Price £260,000

01670 511 711
morpeth@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
morpeth@rmsestateagents.co.uk

Fawdon Grove Pegswood

NO ONWARD CHAIN! Very rare to the market, sits this immaculately presented and fully extended, four bed detached home on Fawdon Grove, Pegswood. The property itself stands with pride, tucked nicely with a quiet cul-de-sac, offering its new owners peaceful living with the most tremendous uninterrupted views to the rear. 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, where you will find an array of local bars, restaurants, weekly local markets and river walks to choose from.

The property briefly comprises:- Entrance porch leading to a good-sized hallway, downstairs W.C., Impressive lounge/diner which allows floods of natural light due to the double aspect views. The lounge seamlessly guides your eyes to a large conservatory with fantastic views over the garden. A modern spec kitchen comes fitted with white wall and base units, offering an abundance of storage and picture-perfect window to enjoy the views. Appliances include an electric oven and hob with extractor fan, dishwasher and free-standing fridge/freezer. You further benefit from a large walk in understairs cupboard and ample space for your own dining table with chairs.

To the upper floor of the accommodation, you have four generous sized bedrooms, three large doubles and one single, all of which have been carpeted throughout, tastefully decorated and offer excellent storage. The family bathroom has been fitted with W.C, hand basin, bath and shower over bath.

Externally you have a large private driveway to the front, which can accommodate at least two cars plus a garage. To the rear you have the most wonderful enclosed garden, which has been treated with love by its current owners. Currently laid to lawn with patio areas and that all important view to watch the world go by.

Available with no onward chain. Guaranteed to impress!

- Lounge: 24'8 x 11'6 (7.52m x 3.51m)
- Kitchen/Diner: 10'8 x 7'7 Max points (3.25m x 3.21m Max Points)
- Conservatory: 18'4 x 9'2 (5.59m x 2.79m)
- W.C: 6'4 x 4'2 Max points (1.93m x 1.28m Max Points)
- Bedroom One: 19'0 x 7'7 (5.79m x 2.31m)
- En-Suite: 7'7 x 5'3 (2.31m x 1.60m)
- Bedroom Two: 12'9 x 11'3 Max points (3.89m x 3.43m Max Points)
- Bedroom Three: 11'3 x 9'6 Max points (3.43m x 2.90m Max Points)
- Bedroom Four: 8'6 x 7'10 (2.59m x 2.39m)
- Bathroom: 7'9 x 5'5 (2.36m x 1.65m)

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains gas
- Broadband: Fibre to Premises
- Mobile Signal / Coverage Blackspot: No
- Parking: Garage and Large Driveway

TENURE

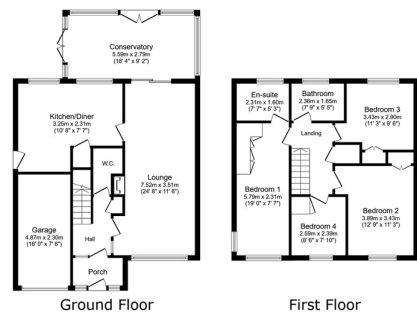
Freehold; It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

EPC Rating: TBC

Council Tax Band: C

Agents Note: It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

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This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor area, ceiling and staircase are approximate. We advise our purchasers that cannot be relied upon for any purpose and to seek their own professional advice. We hold no liability for any errors or omissions in this floor plan and any other information provided by our representatives. Reported by the manufacturer.

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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