



Charlotte Court

Pegswood

- Immaculate Detached Home
- Fully Enclosed Garden
- Three Bedrooms
- Garage plus Large Driveway
- Modern Décor
- Freehold

Asking Price £230,000

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Charlotte Court Pegswood

Very rare to the market, sits this immaculately presented three bedroomed detached home on Charlotte Court, 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 a tremendous position, 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., a generous lounge with floods of natural light finished with wood flooring and white crisp walls. The kitchen/diner is a great space for families with plenty of room for your dining room table and chairs. The modern kitchen has been fitted with a range of wall and base units, offering plenty of storage and views over the rear garden, which can be accessed via the double patio doors. Appliances include a gas hob and electric oven.

To the upper floor of the accommodation, you have three good sized rooms, two doubles and one single. The second bedroom is currently being used an office. All bedrooms have been carpeted throughout. The master bed further benefits from its own en-suite shower room. The family bathroom has been fitted with W.C, hand basin and bath tub.

Externally, the property has a large sweeping driveway which can accommodate at least four cars and a single garage, whilst to the rear, you have a fully enclosed garden which has been laid to lawn with patio area, making it ideal for those who enjoy out door entertaining.

A must view to appreciate the home on offer.

- Lounge: 11.21 x 14.55 (3.41m x 4.43m)
- Kitchen: 9.40 x 14.49 (2.86m x 4.41m)
- W.C: 5.39 x 2.85 (1.64m x 0.86m)
- Bedroom One: 8.15 x 14.53 (2.48m x 4.42m)
- Ensuite: 6.52 x 5.44 (1.98m x 1.65m)
- Bedroom Two: 8.11 x 9.51 (2.47m x 2.89m)
- Bedroom Three: 6.13 x 8.01 (1.86m x 2.44m)
- Bathroom: 6.10 x 6.12 (1.85m x 1.86m)

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains Gas
- Broadband: Fibre to Premises
- Mobile Signal / Coverage Blackspot: No
- Parking: Private Driveway and garage

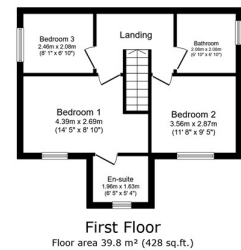
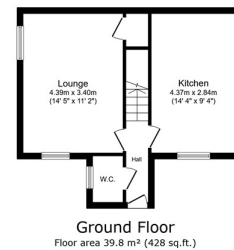
TENURE

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: C

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TOTAL: 79.5 m² (856 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and construction are approximate. No warranty is given. This cannot be relied upon for any purpose other than to give a general impression of the property. No liability is taken for any errors, omissions or inaccuracies. A party must rely upon its own inspection(s). Released by www.PropertyHub.co.uk

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 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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