

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

9 BLUEBELL DRIVE PEGSWOOD MORPETH NE61 6FS



- Modern detached home
- Four double bedrooms
- Double driveway and garage

- Open plan kitchen diner
- Utility room + ground floor. w.c.
- Energy Rating B

Price £265,000

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A recently constructed, four bedroom detached home situated on the first phase of the popular Barratt Homes, Blossom Park Development in Pegswood. The property offers modern and well proportioned living space with the benefit of a generous 2 to 3 car driveway and an attractive rear garden. The accommodation briefly comprises: entrance hall with stairs to first floor, lounge, kitchen diner with french doors to rear garden, utility room and ground floor w.c. To the first floor there is a master bedroom with en-suite, three further double bedrooms, one with fitted wardrobes and bathroom/w.c. Externally the property has a block paved drive to front with off street parking for 2 to 3 cars and access to a garage and a pleasant garden.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Entrance door to front. Radiator. Stairs to first floor.

LOUNGE

11'5" x 14'9" (3.48 x 4.51)

Double glazed window to front. Radiator. T.V. point. Under-stair cupboard.



KITCHEN DINER

17'8" x 10'9" max. (5.4 x 3.28 max.)

Fitted with a modern range of wall and base units with roll top work surfaces and integrated appliances to include: oven, hob with overhead extractor hood, fridge freezer and dish washer. Double glazed window to rear. Radiator. Double glazed french doors to rear garden.



KITCHEN DINER



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KITCHEN DINER



UTILITY ROOM

Fitted wall and base units with roll top work surfaces. Plumbed for washing machine. Double glazed window to rear.



GROUND FLOOR W.C.

Low level w.c. Wash hand basin. Double glazed window to side. Radiator.

FIRST FLOOR

LANDING

Two built-in storage cupboards. Access to loft.

MASTER BEDROOM

10'2" x 12'7" max (3.1 x 3.86 max)

Double glazed window to front. Radiator.



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EN-SUITE

Low level w.c. and wash hand basin in vanity unit. Electric shower in cubicle. Radiator. Extractor fan.



BEDROOM TWO

11'2" + robes x 8'9" (3.41 + robes x 2.67)

Double glazed window to front. Radiator. Sliding door. Fitted wardrobes.

BEDROOM THREE

8'0" x 12'4" max (2.46 x 3.76 max)

Double glazed window to rear. Radiator.



BEDROOM FOUR

8'6" x 12'0" (2.6 x 3.68)

Double glazed window to rear. Radiator.



BATHROOM/W.C.

Low level w.c. Pedestal wash hand basin. Panelled bath with mains shower over. Radiator. Double glazed window.

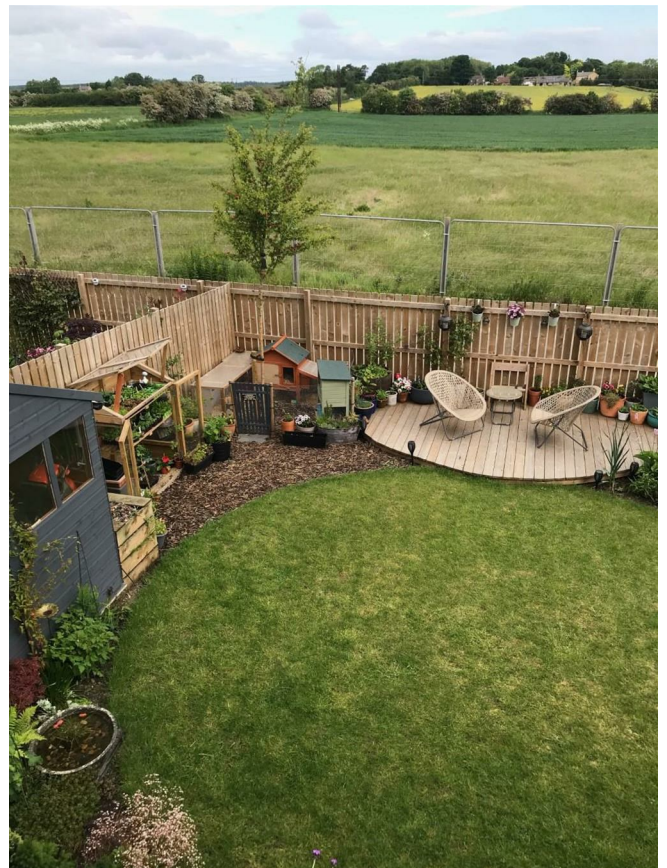


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EXTERNALLY

To the front there is a block paved drive with parking for 2 to 3 cars and access to garage. To the rear there is an enclosed garden with lawn, planted borders and patio area.

REAR GARDEN



GARAGE

Integral garage with roller door.

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GENERAL INFORMATION

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale within the property.

FLOOR PLAN

This plan is not to scale and is for identification purposes only.

GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

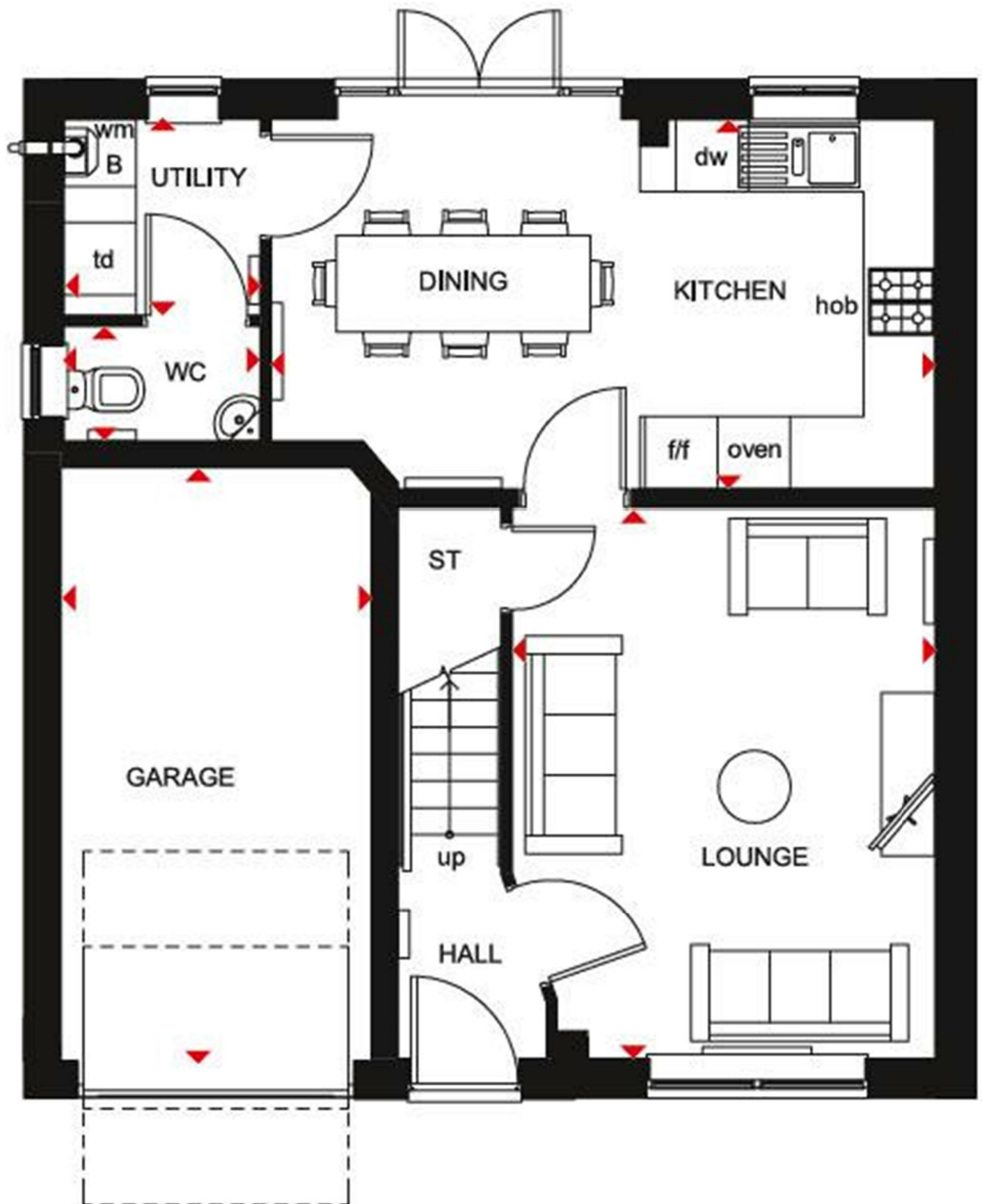
VIEWING ADVICE

Advice For Buyers/Viewers - If anyone in the household has or develops symptoms or is self isolating then viewings should not go ahead. Please inform us as soon as possible if this is the case. • Social distancing of at least 2 metres is adhered to at all times. • Viewers will be required to have their own hand sanitiser which is to be applied before, during if necessary and after the viewing. Other PPE such as masks and shoe covers must be worn and a seller may request this as a condition of the viewing. • Only members of one household are permitted to view a property at any one time. It is recommended that this should be no more than 2 adults.

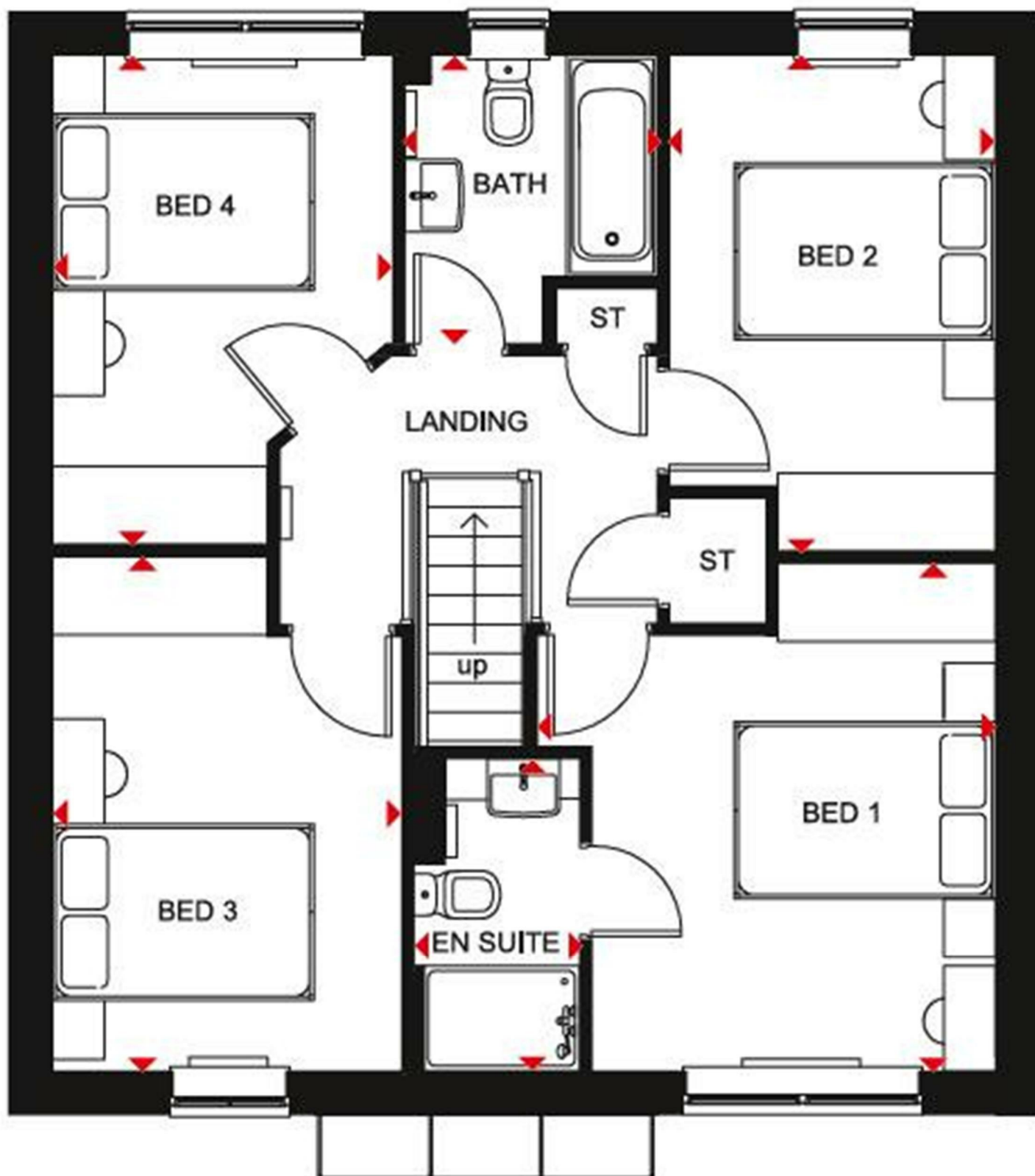
VIEWING ARRANGEMENTS


BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com