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## Barnaby Way

### Jameson Manor Ponteland, NE20 0ES

SOUGHT AFTER LOCATION - DETACHED HOME - THREE BEDROOMS

Brunton Residential are delighted to bring this exquisite, well kept three bedroom family home situated in the heart of Ponteland. Close to public transport links, nearby schools and local amenities

**Offers Over £460,000**

# 72 Barnaby Way

Jameson Manor Ponteland, NE20 0ES



Brunton Residential are delighted to bring this outstanding modern home which has been upgraded to provide a luxury family home with charming countryside views and an exceptional landscaped garden situated in the sought-after estate Jameson Manor, close to excellent local amenities and highly regarded schools.

Externally the property has a block paved driveway and a spacious driveway and garage.

The property enters a welcoming hallway which leads to a luxurious living room. There is a modern ground floor WC, bespoke office/music room and a beautiful open plan kitchen dining room and a utility room. To the rear of the property there are French doors leading to the large patio and garden which is perfect for outdoor entertaining. The stairs lead to a luxurious landing, the principal bedroom has a beautiful en-suite, a stylish modern family bathroom and a further two bedrooms with spectacular views.

A viewing is essential to appreciate the high standard of this beautiful family home.

## ON THE GROUND FLOOR

Hall

Living Room

6'7" x 12'10" (2.00m x 3.91m)

Hallway

WC

Kitchen/Dining Room

10'4" x 23'8" (3.14m x 7.21m)

Utility Room

6'2" x 6'3" (1.87m x 1.91m)

Office

7'8" x 10'6" (2.33m x 3.20m)

Storage

Garage

10'2" x 10'6" (3.09m x 3.20m)

## ON THE FIRST FLOOR

Landing

Bedroom

9'10" x 12'10" (3.00m x 3.91m)

Bedroom

13'8" x 10'0" (4.16m x 3.05m)

Bathroom

7'1" x 6'7" (2.16m x 2.00m)

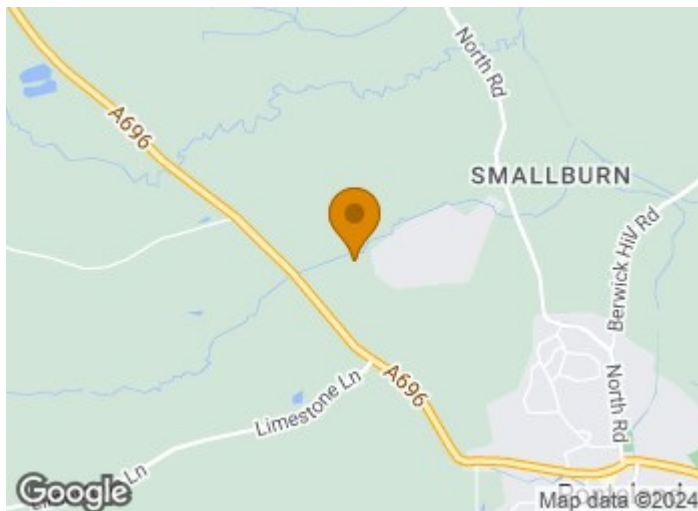
Bedroom

9'10" x 10'6" (3.00m x 3.20m)

En-suite

7'1" x 6'4" (2.16m x 1.95m)

Disclaimer



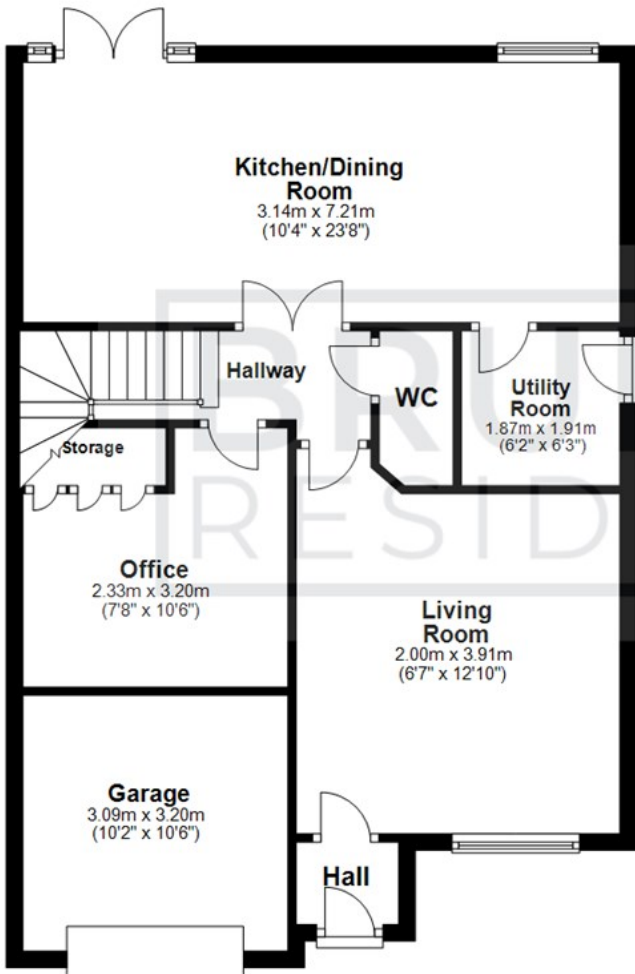
- DETACHED HOME
- THREE BEDROOM
- SOUGHT AFTER LOCATION
- EXCELLENT FAMILY HOME
- LANDSCAPED REAR GARDEN
- LUXURY CONDITION
- OFF ROAD PARKING



## Floor Plan

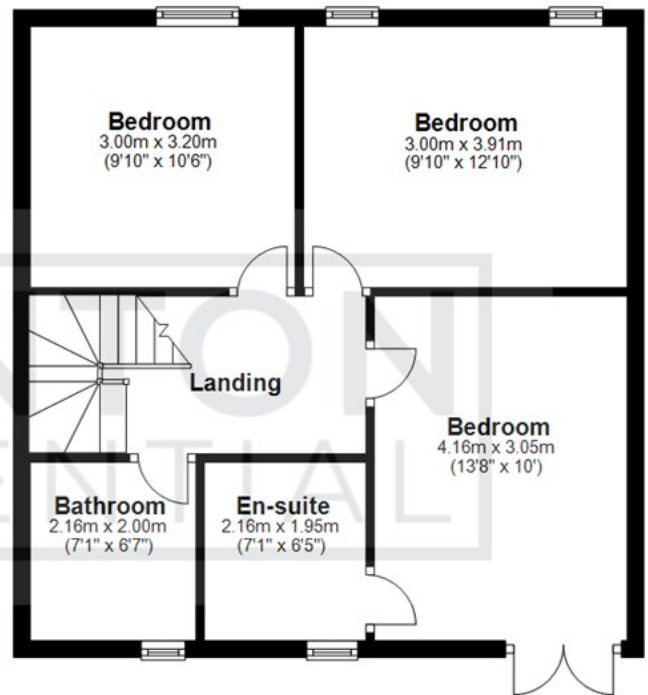
### Ground Floor

Approx. 73.1 sq. metres (787.1 sq. feet)



### First Floor

Approx. 52.4 sq. metres (563.5 sq. feet)



Total area: approx. 125.5 sq. metres (1350.6 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		83	94	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	