



- Detached House
- Orangery
- Cloaks WC
- Council Tax Band C / EPC Rating B

- 3 Bedrooms
- En-suite Shower Room WC
- Detached Garage

- Lounge/Dining Room
- Bathroom WC
- Open Views to Front

An immaculately presented and extended, 3 bedroom detached house, located within this sought after development with open views to front. The Entrance Hall with stairs to first floor and door to the Cloakroom/WC, fitted with wc with concealed cistern and pedestal wash basin. The Lounge/Dining room has double doors to garden, a contemporary gas fire, fitted shelving and display units and opens to the Orangery with lantern roof and double doors to the rear patio. The Kitchen is to the front and fitted with a good range of wall and base units, sink unit, electric oven, 4 ring ceramic hob with extractor over, integral fridge, freezer, washing machine and dishwasher with matching doors and cupboard housing the boiler. Stairs lead from the hall to the First Floor Landing, with access to the loft and cupboard housing the hot water cylinder. Bedroom 1 is to the rear and has fitted bedroom furniture and an En Suite Shower/WC with low level wc, pedestal wash basin and shower cubicle with mains shower. Bedroom 2 is to the front and has fitted wardrobes, with Bedroom 3 to the rear fitted with study furniture. The Bathroom/WC is fitted with a low level wc, bath and pedestal wash basin. There is a Detached Garage with up and over access door.

The Front Garden has lawn and path to front door. The Rear Garden has a patio, lawn and is enclosed by a fence with gate to driveway providing parking for two cars.

Jameson Fields is a fairly new development with good access to Ponteland's wide range of facilities, including schools for all ages, good choice of shops including Waitrose, excellent variety of pubs and restaurants and a number of sporting and leisure facilities. Ponteland is well placed for Newcastle International Airport and within excellent commuting distance of Newcastle upon Tyne.

Entrance Hall

Cloaks WC

Kitchen 9'9" x 9'0" (2.985 x 2.766)

Living /Dining Room 15'1" x 13'0" x widening to 16'7" (4.601 x 3.970 x widening to 5.068)

Orangery 10'6" x 8'3" (3.221 x 2.536)

First Floor Landing

Bedroom 1 12'0" x 9'8" (3.661 x 2.959)

Bedroom 2 9'9 x 9'2 (2.97m x 2.79m)

Bedroom 3 7'11" x 6'8" (2.419 x 2.034)

Bathroom





Energy Performance: Current B Potential A

Council Tax Band: C

Distance from School:

Distance from Metro:

Distance from Village Centre:



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.