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ALLEYN GARDENS, PONTELAND, NE20

Asking Price £585,000

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FOUR BEDROOMS – DETACHED FAMILY HOME – PRIME POSITION OVERLOOKING THE GREEN

This unique, larger style home is located on a private road and offers stylish living accommodation with excellent views. The property benefits from an entrance hall with ground floor WC, two reception rooms, a fabulous open plan kitchen breakfast room with family area opening into the South facing garden, a convenient utility room, four bedrooms, and two en-suite shower rooms, as well as the family bathroom to the first floor. There is a South facing rear garden, a generous driveway and a garage.

Jameson Manor is a highly sought after location, with a wonderful community feel and a mix of traditional and modern homes. The area is well known for its green area in the heart of the estate, which this property overlooks.

Ponteland benefits from highly regarded schools for all ages, shops, restaurants, leisure facilities, cafe's and amenities, including excellent transport links by road, bus and Metro from the nearby Newcastle International Airport. EPC rating B - Freehold - Council Tax Band F

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The front door opens to a welcoming hallway with stairs leading to the first floor landing. To the left of the hallway is a comfortable lounge, which benefits from a charming box bay window to the front, overlooking the green. Opposite, there is a versatile reception room currently used as a dining room/playroom. A convenient downstairs WC is also located off the hallway.

To the rear of the home, you'll find a stylish modern kitchen fitted with contemporary, quartz work surfaces and luxury integrated appliances. The kitchen leads into a practical utility room, as well as a spacious family room with French doors that open out onto a sunny patio area. The south-facing rear garden is laid to lawn, enjoys excellent natural light throughout the day, and is enclosed by fencing.

Upstairs, the first-floor landing provides access to four bedrooms, two en-suites, and the family bathroom. The principal bedroom overlooks the green and features fitted wardrobes along with an en suite shower room. Another front-facing double bedroom also enjoys views of the green and has access to a Jack and Jill en suite, which is shared with a further double bedroom overlooking the rear garden. A fourth bedroom completes the accommodation.

Externally, the home benefits from a sizeable rear garden, private driveway and a detached garage. The surrounding area is well-regarded for its excellent schools, nearby amenities, and access to scenic woodland walks.



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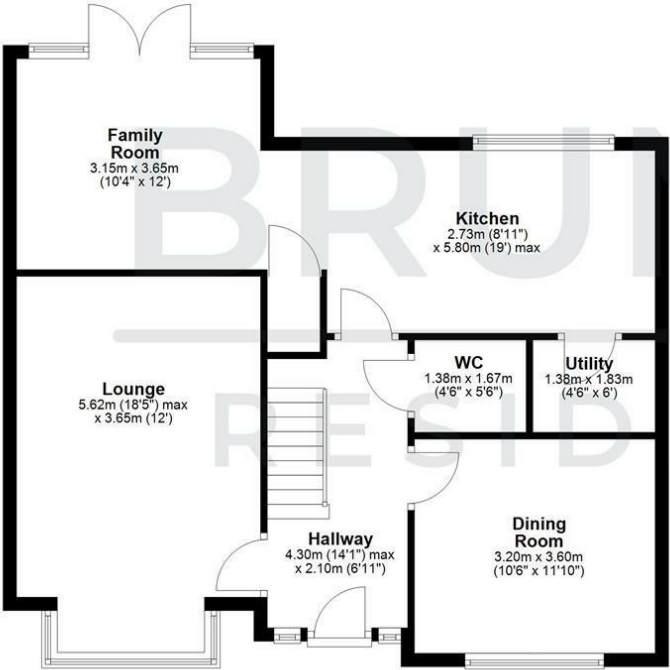
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

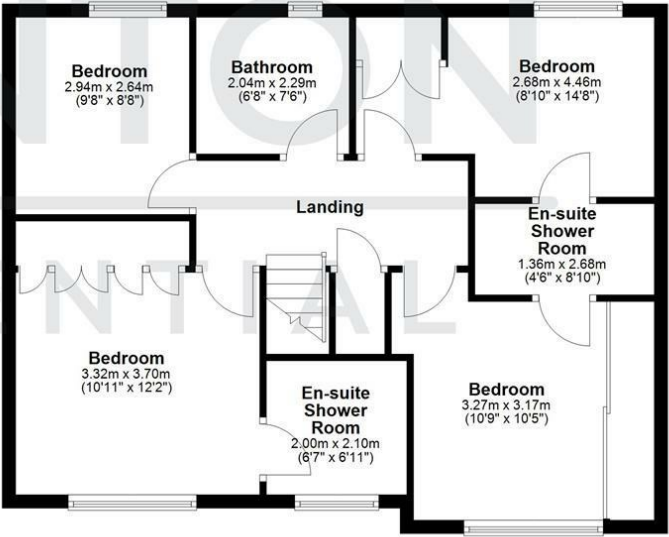
EPC RATING : B

Ground Floor
Approx. 73.9 sq. metres (795.9 sq. feet)



F

First Floor
Approx. 70.0 sq. metres (753.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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	