



Gideon Walk

Jameson Manor, Ponteland

This larger style detached home benefits from no onward chain and is situated on a sought-after private road within Jameson Manor estate. The property type is 'The Plane' which benefits from an open plan kitchen dining area with family room and two en-suite shower rooms. The front door opens to a hallway with access to a ground floor WC and generous storage cupboard. There is a comfortable lounge with a contemporary quartz feature fireplace and entertainment wall, a fabulous dining kitchen with central island and doors to the garden, an opening to the family room and access to the utility and garage. Stairs lead to the first floor landing, a beautiful master bedroom suite with dressing area and en-suite shower room, the second bedroom which also has a stylish shower room, an elegant family bathroom and a further two double bedrooms. Externally there is a sizeable block paved driveway leading to the garage, a garden to the front and an exceptional garden to the rear with a sunny aspect.

Asking Price: £579,999

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Entrance Hall

A welcoming hallway with double glazed window and door to the front, LVT flooring, storage cupboard and radiator.

Ground Floor WC

This stylish room has a push button WC, wash hand basin, decorative mirror, flooring, radiator, spotlights, and a double-glazed window to the front.

Living Room 12'2 max x 17'10 max into recess (3.71m x 5.44m)

An exceptional room with fitted quartz multimedia wall and contemporary fire inset. There is a double-glazed box bay window to the front, carpeted flooring, spotlights and a radiator.

Utility 5'9 x 5'3 (1.75m x 1.60m)

With base unit, quartz worktop, space for washing machine, LVT flooring and extractor fan.

Dining Kitchen 24'5 max x 13'7 max (7.44m x 4.15m)

A stylish fitted kitchen with quartz work surfaces and upstands, central island breakfast bar, sink unit, double oven, gas hob with extractor hood, integrated dishwasher, and fridge freezer, LVT flooring, double glazed windows and doors to the rear garden, spotlights, storage cupboard and a sizeable dining area.

Family Room 10'4 x 11'4 (3.15m x 3.45m)

This room has double glazed windows and doors to the garden, LVT flooring, spotlights, radiator, and an opening to the dining kitchen.

First Floor Landing

A carpeted landing with double glazed window to the front, loft access, storage cupboard and radiator.

Master Bedroom 12'7 max into recess x 13'4 max into recess (3.84m x 4.06m)

This luxury master bedroom benefits from a double-glazed box bay window to the front, carpeted flooring, radiator opening to:

Dressing Room 7'9 plus wardrobes x 4'3 plus wardrobes (2.36m x 1.29m)

With fitted wardrobes, spotlights, carpeted flooring, and radiator.

En-suite Shower Room

A fabulous en suite with shower enclosure, wash hand basin, push button WC, LVT flooring, part tiled walls, extractor fan, spotlights, heated towel rail and double-glazed window to the side.

Bathroom

An elegant bathroom with bath tub, shower enclosure, wash hand basin, push button WC, heated towel rail, extractor fan, decorative mirrors, part tiled walls and LTV flooring.



Bedroom Two 12'4 max into recess x 14'4 max into recess plus wardrobes (3.76m x 4.37m)

A light and airy room with double glazed window to the rear, sliding door wardrobes, carpeted flooring, and radiator.

En-suite Shower Room

This room has a double-glazed window to the side, shower enclosure, push button WC, wash hand basin, part tiled walls, radiator, spotlights, LVT flooring, decorative mirror, and an extractor fan.

Bedroom Three 9'5 x 15'1 (2.87m x 4.59m)

This comfortable room has two double glazed windows to the front, fitted wardrobes, carpeted flooring and a radiator.

Bedroom Four 9'7 x 12'4 (2.92m x 3.76m)

This beautifully presented room has a double-glazed window to the rear, carpeted flooring, and a radiator.

Rear Garden

A landscaped garden laid to lawn with patio area and gravel borders.

Front Garden

A low maintenance garden with artificial grass, planted borders and substantial block paved driveway.

Garage

An integral garage with door to the utility room, garage door to the front with windows, central heating boiler, light and power.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

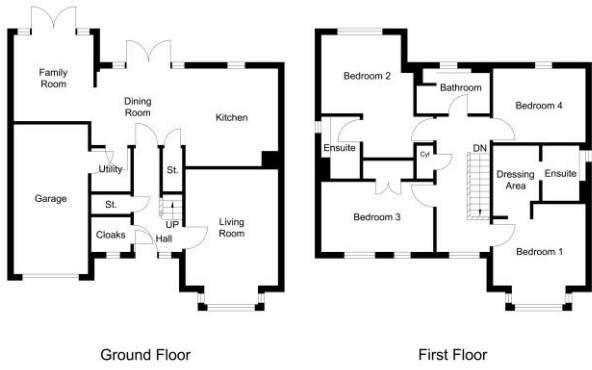
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: F

EPC RATING: B

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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