



Fletcher Crescent | Ponteland | NE20

£365,000 Offers Over

This immaculate semi-detached house, located in the sought-after Jameson Manor development, is offered for sale and presents an ideal opportunity for first-time buyers and families alike. Set at the end of a quiet cul-de-sac, the property enjoys easy access to public transport links, reputable nearby schools, local amenities, and abundant green spaces.

ROOK
MATTHEWS
SAYER



SEMI DETACHED

IMMACULATE CONDITION

THREE DOUBLE BEDROOMS

EN-SUITE TO PRIMARY

WEST FACING GARDEN

CUL-DE-SAC LOCATION

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

The residence features a spacious interior, including two well-appointed reception rooms. The main lounge, fitted with bespoke custom paneling and plantation shutters throughout, benefits from large windows that allow natural light to flood the space and french doors that open directly onto the west-facing garden. The second reception room also offers direct garden access and serves well as a play room or office, providing flexibility for family living.

The stylish kitchen is thoughtfully designed with shaker units, dining space, and generous natural light, making it a functional and comfortable heart of the home.

Three double bedrooms offer substantial accommodation. The master bedroom includes built-in wardrobes, dual aspect windows, and an en-suite shower room featuring a rain shower and heated towel rail. The family bathroom boasts a heated towel rail and a custom mirror wall, finished to a high standard.

Practical features such as off-road parking, a boarded loft with shelving and electric, hot and cold water outside tap, west facing garden with patio and lawn, further enhance the property's appeal. With an EPC rating of B and falling within council tax band D, this home delivers both energy efficiency and affordability. The welcoming garden is perfect for outdoor relaxation and entertaining, making this property a must-view in this desirable location.

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**ROOK
MATTHEWS
SAYER**



Living Room:
11'02" x 15'03" - 3.40m x 4.65m

Play Room:
14'05" x 10'09" - 4.40m x 3.28m

Kitchen:
14'00" (max) x 11'09" (max) - 4.27m x 3.59m

W.C.

Bedroom One:
16'07" (max) x 10'09" (max) - 5.06m x 3.28m

Ensuite:
5'01" x 7'07" - 1.56m x 2.32m

Bedroom Two:
12'02" x 10'06" - 3.71m x 3.20m

Bedroom Three:
13'00" x 8'04" - 3.96m x 2.54m

Bathroom:
5'07" x 6'05" - 1.69m x 1.96m

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS GAS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: No
Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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
Service Charge £129 per annum

COUNCIL TAX BAND: D

EPC RATING: B

P00007485.SD.SD.02/10/25.V.1





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 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.