



15 Fletcher Crescent
Ponteland



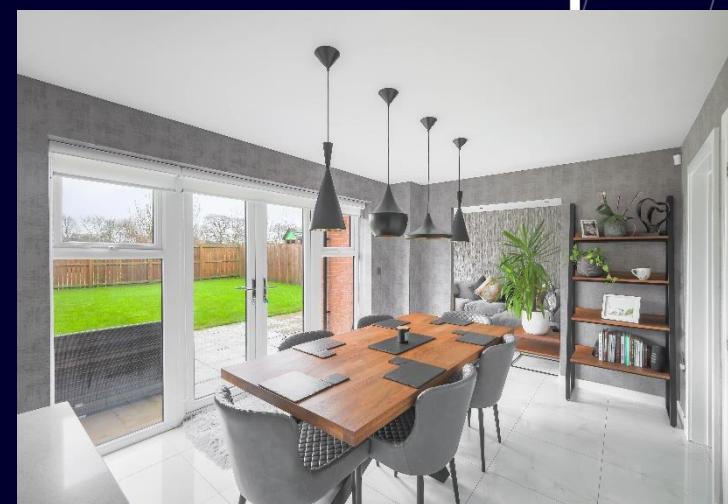
15 Fletcher Crescent, Ponteland, NE20 0FJ

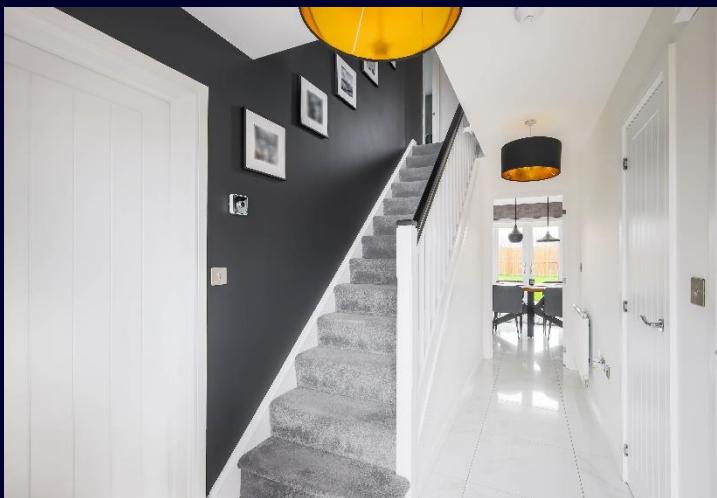
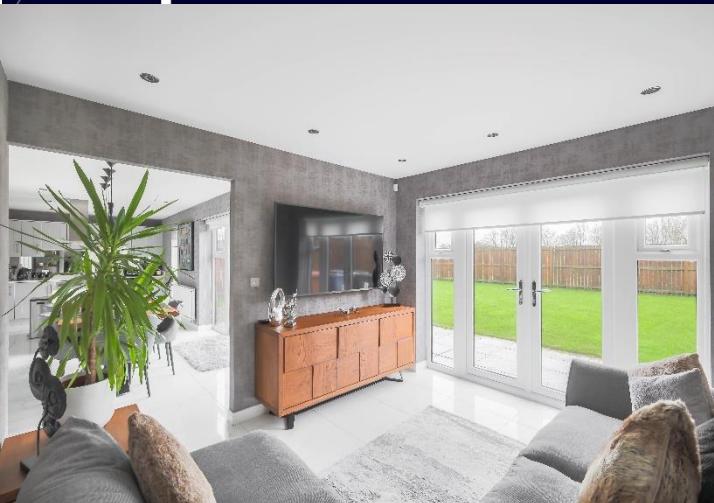
Immaculately presented four bedroom detached family home on this exclusive modern development in Ponteland, enjoying open aspect views to the rear, two reception rooms, a double block paved driveway and garage!

Built in 2021 by Bellway, this impressive property has well proportioned accommodation set over two floors, with two reception rooms, a fantastic open plan kitchen/dining room, four bedrooms and three bathrooms.

Fletcher Crescent is set within the sought after Jameson Manor Estate, which is situated on the edge of Ponteland, offering fantastic amenities including a wide range of shops, cafés, restaurants and pubs, as well as excellent schooling. The property is a 5 minute drive away from Newcastle Airport and 15 minutes into Newcastle City Centre

Offering one of the larger house styles within the development, the internal accommodation comprises: Entrance hallway with staircase leading up to the first floor | Cloaks store | Ground floor WC | Well presented front sitting room with bay window | Rear snug with access onto the gardens | Highly impressive open plan kitchen/diner boasting a range of modern cabinetry/worktops, integrated appliances & central island | Utility room with integral access into the single garage.





The staircase then leads up to the first floor landing and onto four bedrooms | The principal suite enjoys a large double room, positioned to the rear and offering a dressing area with bespoke fitted wardrobes | Ensuite shower room/WC | Bedroom two is a further generous double, again with ensuite shower room/WC | Bedrooms three and four are further double rooms | Upgraded family bathroom with contemporary four piece suite.

Externally, the property is approached via a block paved driveway offering off street parking for two vehicles | To the rear is a well maintained south facing garden, which is laid predominantly to lawn with a paved patio terrace to enjoy the sun throughout the day.

Beautifully presented throughout, this excellent family home simply demands an early inspection and viewings are strongly advised.

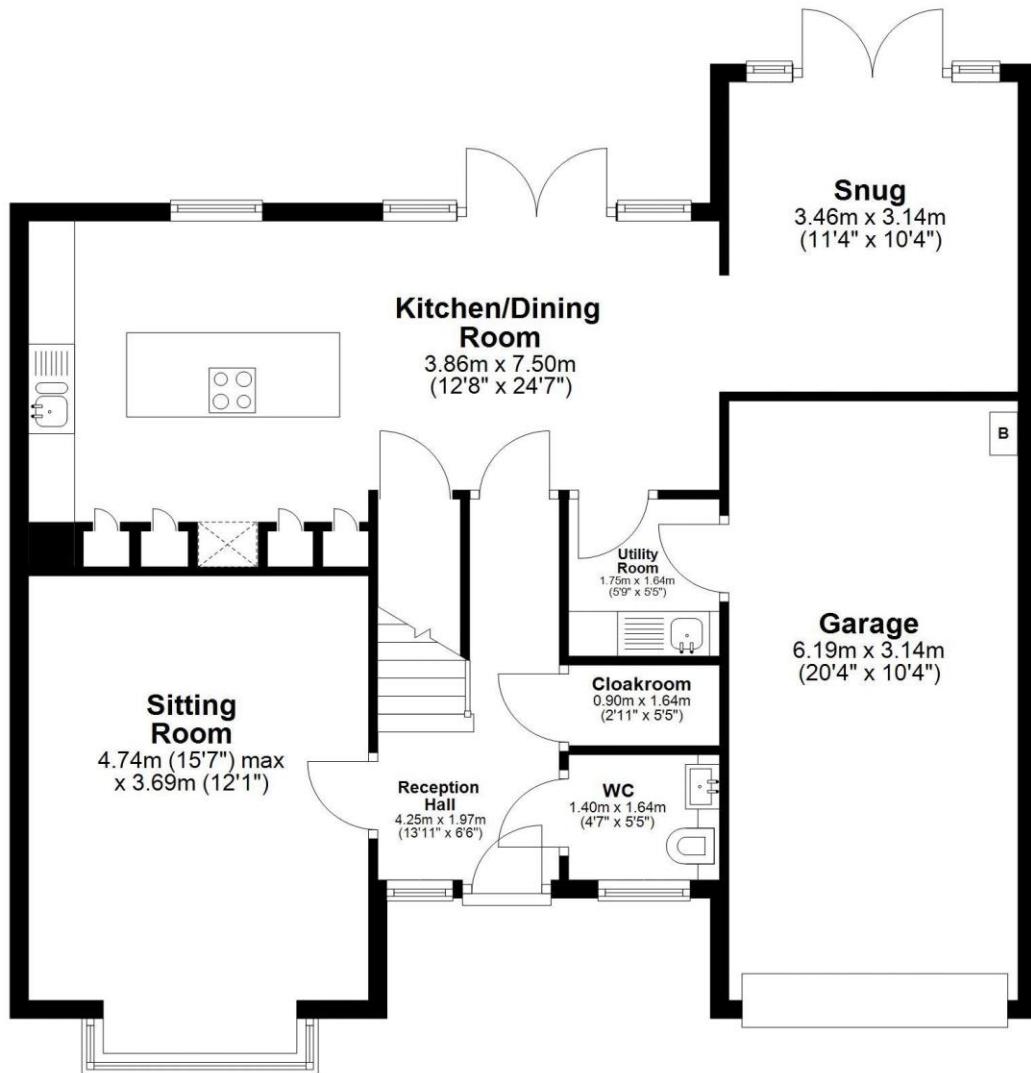
Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band F | EPC: Rating B

Price Guide: Offers Over £595,000



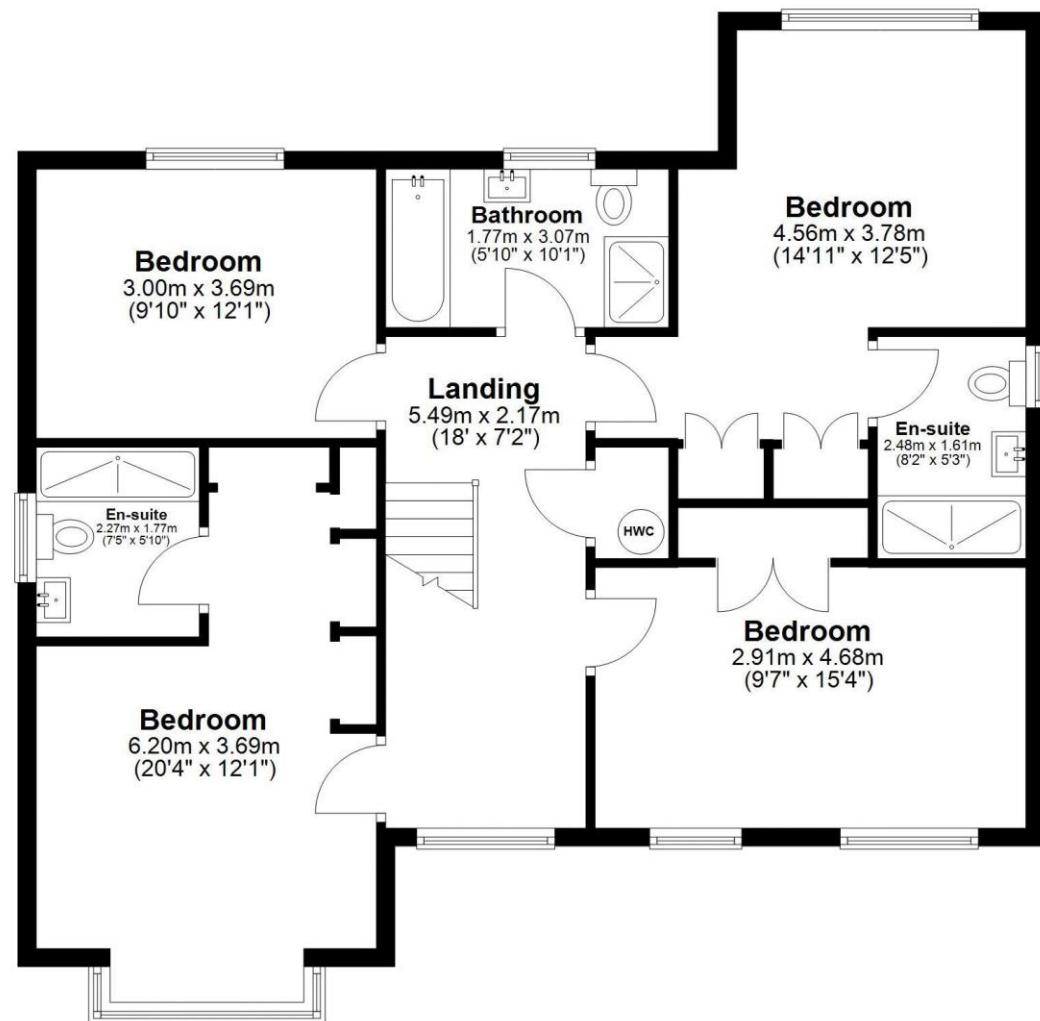
Ground Floor

Approx. 93.7 sq. metres (1008.5 sq. feet)



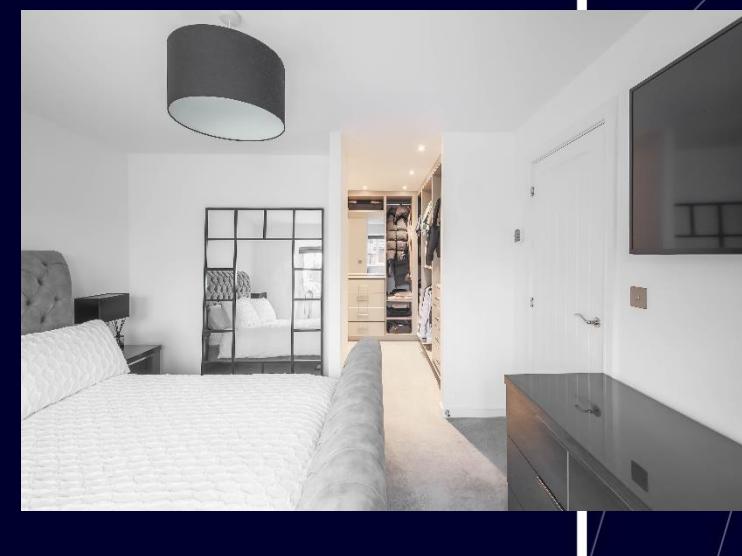
First Floor

Approx. 89.6 sq. metres (964.0 sq. feet)



Total area: approx. 183.3 sq. metres (1972.5 sq. feet)

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