

**BRUNTON**  
RESIDENTIAL

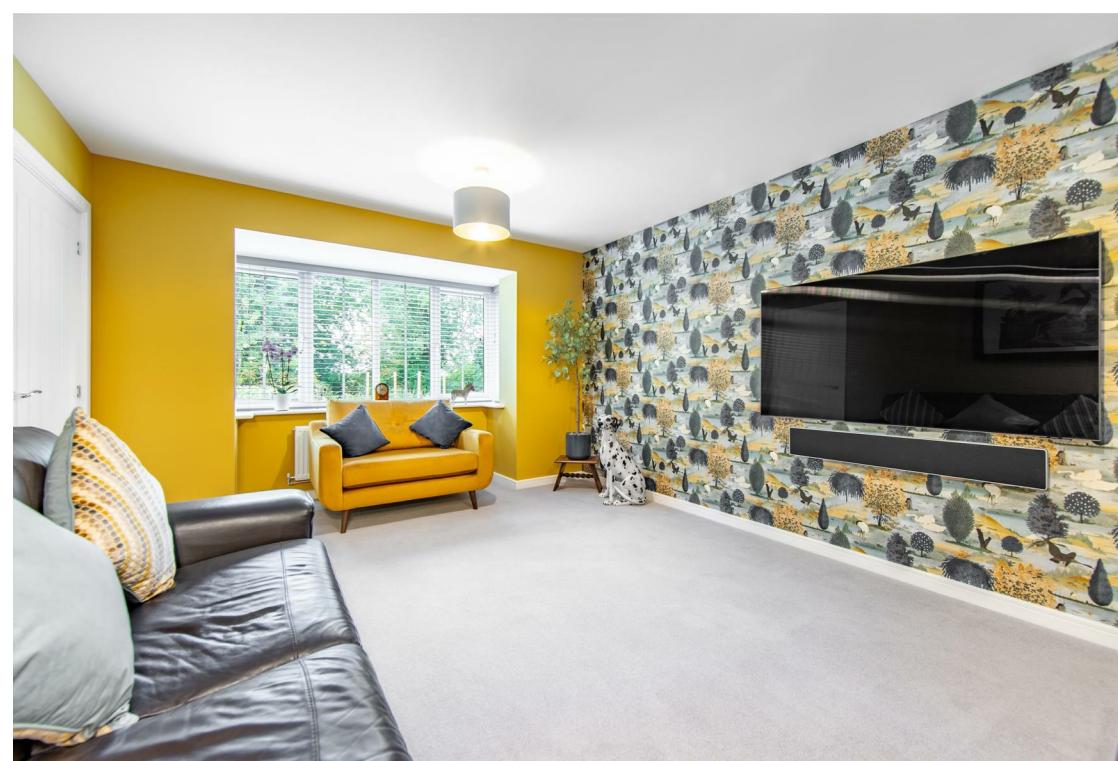


**FROST GROVE, JAMESON MANOR, NE20**

Asking Price £585,000

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## RESIDENTIAL





Superb Four-Bedroom Detached House, Beautiful Views, High Quality Open Plan Breakfasting Kitchen With Family Room, Two En-Suite Shower Rooms, South Facing Garden, No Onward Chain, Sought After Location,

This beautifully presented family home offers spacious and well-planned accommodation across two floors. The ground floor comprises of an entrance hallway leading to the generous living room, dining room a modern open plan breakfasting kitchen with family area, separate utility room, and a convenient ground-floor WC. The first floor hosts four well-proportioned bedrooms, including the principal bedroom with an en-suite shower room, in addition to a stylish family bathroom and a further Jack and Jill style en-suite shower room.

Externally, the property benefits from a private driveway, a detached garage, and well-maintained front and rear gardens. The property is situated in a quiet, private setting within Jameson Manor, with woodland surroundings and green space to the front, with fields beyond, offering an ideal family-friendly location while still being close to local amenities and schools. Freehold - Council Tax Band F - EPC Rating B.

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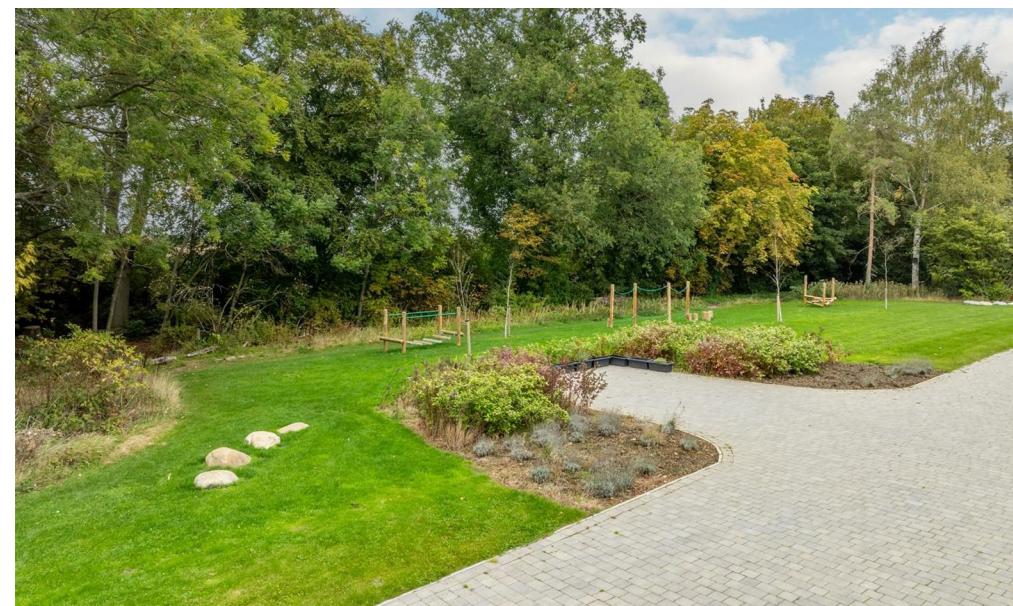
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The internal accommodation comprises: The front door opens to an entrance hallway with luxury Karndean flooring. To the left is a beautifully decorated living room with a box bay window and luxurious finishes, while to the right is a dining room, with attractive views over the green to the front. A ground-floor WC is conveniently located off the hallway.

To the rear of the property is a fabulous breakfasting kitchen, fitted with quartz work surfaces, integrated appliances, and a larder cupboard, complemented by a useful utility room. The kitchen further incorporates a family area with doors leading directly out onto the patio within the South-facing garden.

On the first floor, the landing provides storage space and access to the water cylinder. The principal bedroom suite enjoys front-facing views and a private en-suite shower room with upgraded Karndean flooring. Bedroom two benefits from access to a generous Jack-and-Jill-style en-suite bathroom, also finished with Karndean flooring, which is shared with bedroom three. Bedroom four has been fitted as a dressing room, offering versatile use.

Externally, the property features a private block-paved driveway with parking for several vehicles, together with a detached garage. To the rear is a well-maintained south-facing lawned garden, enhanced with additional privacy fencing and a shed for storage.



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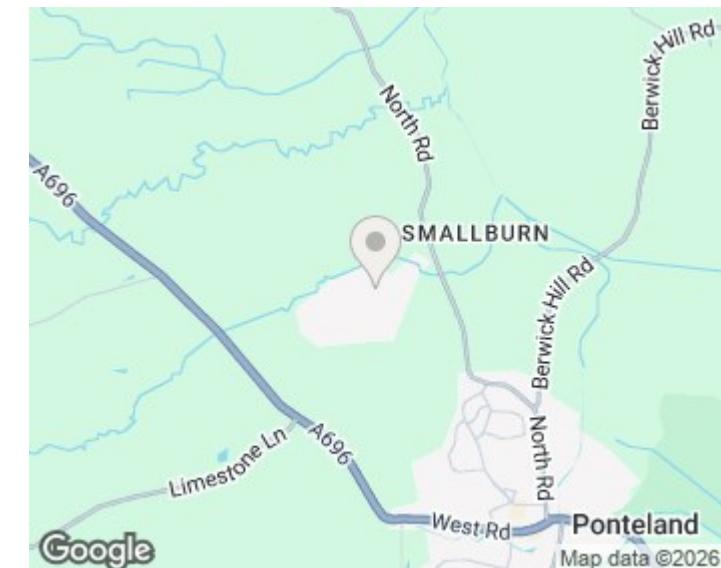
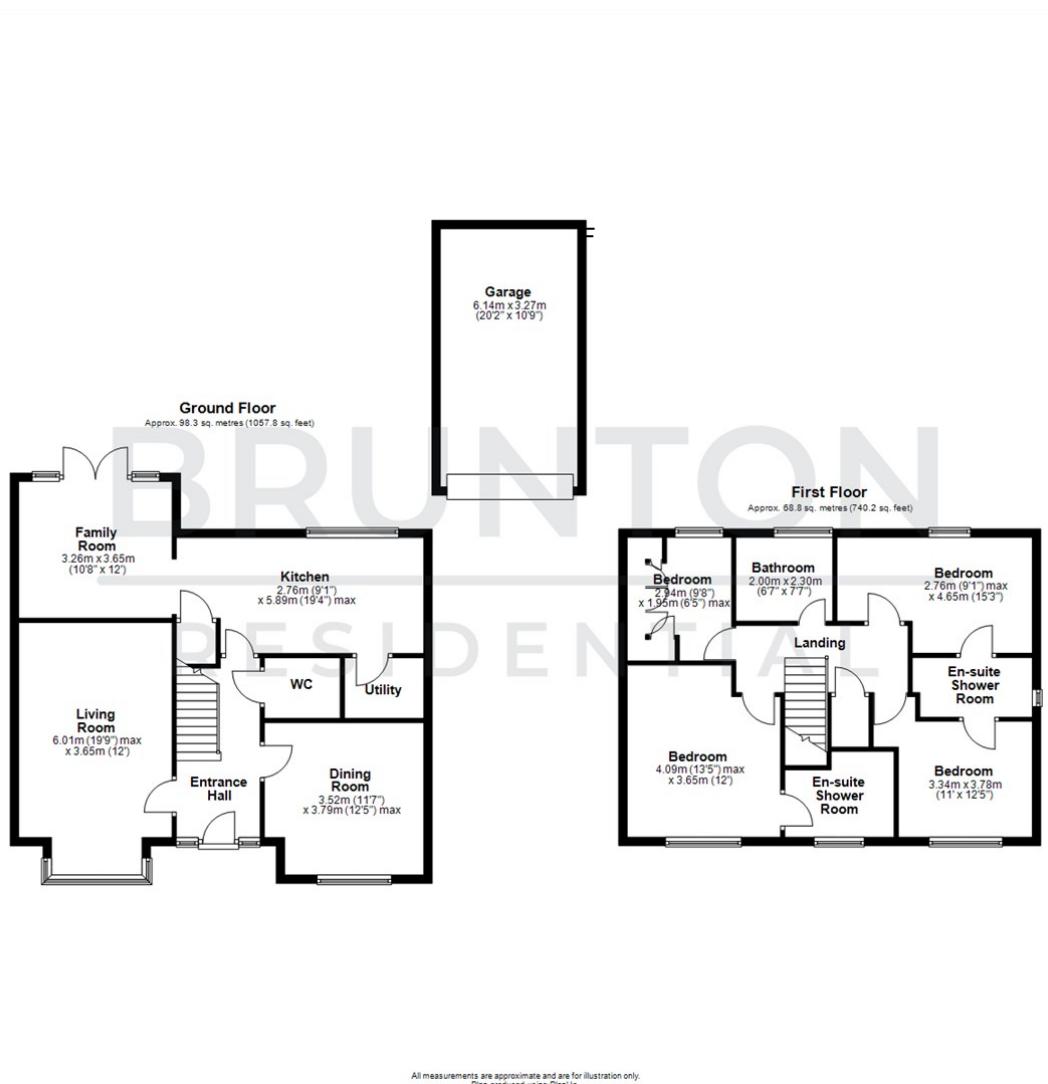
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland

COUNCIL TAX BAND : F

EPC RATING : B



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	