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GIDEON WALK, JAMESON MANOR, PONTELAND, NEWCASTLE UPON TYNE, NE20

£795,000

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Particularly desirable and substantial four-bedroom listed home within Jameson Manor, Ponteland, offering generous and versatile accommodation including three reception spaces, open-plan kitchen, principal bedroom with en-suite, spacious landing with reading area and attractive private gardens.

This distinctive home offers an excellent combination of character, generous proportions and flexibility, with the open-plan entrance hall creating an impressive sense of space on arrival. The property provides a large principal living room, further reception room and versatile snug, together with a well-appointed open-plan kitchen and direct access onto the rear entertaining garden. Four very good-sized bedrooms and two bathrooms complete the accommodation, with the principal bedroom benefiting from its own en-suite.

Positioned within the sought-after Jameson Manor development, the property benefits from an attractive setting approached via a private road, with gardens and entertaining spaces to both the front and rear. Ponteland offers an excellent range of everyday amenities, including independent shops, cafés, restaurants, supermarkets and leisure facilities, alongside highly regarded local schooling. The surrounding area also provides attractive countryside and green spaces, whilst transport links offer convenient access towards Newcastle and the wider region.

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The internal accommodation comprises: a generous entrance hall arranged in an open-plan style, with a versatile snug area and direct access onto the rear entertaining space. The property also benefits from a well-appointed open-plan kitchen, a large principal living room and a further reception room which could be utilised as a dining room, second living space or additional snug, providing excellent flexibility for modern family life.

To the first floor is a particularly spacious landing incorporating a pleasant reading area overlooking the green. Four very good-sized bedrooms are arranged from the landing, including the principal bedroom which benefits from a well-appointed en-suite, whilst the remaining bedrooms are served by a generous family bathroom.

Externally, the property benefits from dual access, with entrances available from both the front and rear. To the front, the property is approached via a private road and benefits from an attractive garden, whilst to the rear is a particularly appealing enclosed garden and entertaining space, providing an excellent setting for outdoor dining, relaxation and spending time with family and guests.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : D



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	