



Dixon Close | Ponteland | NE20

£425,000

For sale: an immaculate three-bedroom semi-detached house set at the end of a quiet cul-de-sac in the popular Jameson Manor development in Ponteland, Newcastle upon Tyne.

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**3****1****2****SEMI DETACHED****IMMACULATE CONDITION****CUL-DE-SAC LOCATION****WEST FACING GARDEN****23FT DINING KITCHEN****THREE DOUBLE BEDROOMS****TWO BATHROOMS****OPEN VIEWS TO REAR**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION: The property offers a bright, spacious living room to the front and a generous dining kitchen to the rear that features modern units, integrated appliances and ample worktop space, with a separate utility room helping to keep household tasks neatly contained. There are French doors opening onto a west-facing rear garden, enjoying open views and afternoon sun – ideal for relaxing or alfresco dining.

Upstairs are three well-proportioned double bedrooms, including a primary bedroom with contemporary ensuite shower room. A stylish family bathroom serves the remaining bedrooms. Décor throughout is neutral and modern, with good natural light and a well-maintained feel. Additional benefits include an attached garage and double driveway providing convenient off-street parking.

Ponteland's attractive village centre is within easy reach, offering a range of independent shops, cafés, pubs and everyday amenities. Nearby green spaces include Ponteland Park and walks along the River Pont, while highly regarded local schools make the area particularly appealing to families.

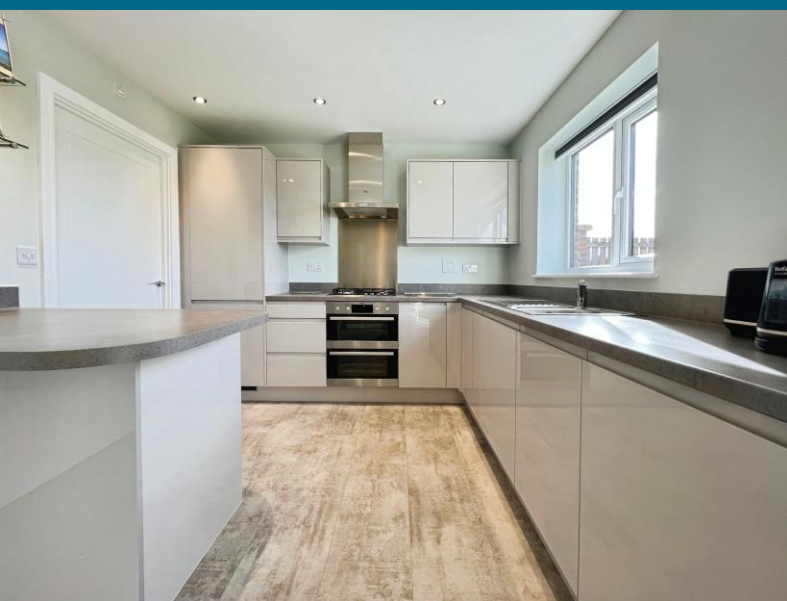
Good public transport links exist: access via bus to Morpeth & Kingston Park via Newcastle Airport from the edge of the estate, plus regular buses from Ponteland into Newcastle city centre. Newcastle International Airport is only a short drive and Newcastle city centre can be reached in 15-20 minutes by car. The Metro can be accessed at the Airport or Kingston Park which gives easy access to rail connections from Newcastle Station.

This well-presented home combines modern living, outside space and practical parking in a sought-after residential setting.

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Living Room:
14'08" (max) x 12'02" (max) - 4.47m x 3.71m

Dining Kitchen:
9'06" x 23'03" - 2.90m x 7.09m

Utility Room:
5'04" x 5'04" - 1.62m x 1.62m

W.C.

Bedroom One:
13'00" x 9'09" - 3.96m x 2.97m

En-suite:
6'03" x 5'08" (max) - 1.91m x 1.73m

Bedroom Two:
9'06" x 13'01" - 2.90m x 3.99m

Bedroom Three:
9'06" x 9'06" - 2.90m x 2.90m

Bathroom:
6'04" x 8'07" (max) - 1.93m x 2.62m

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Garage/Double 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

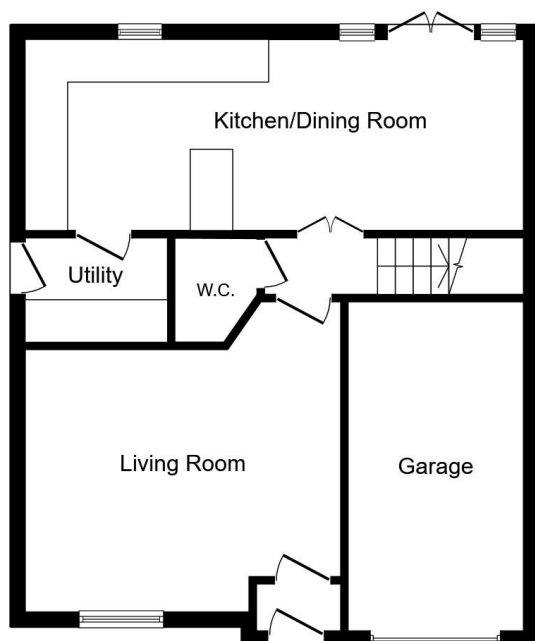
Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

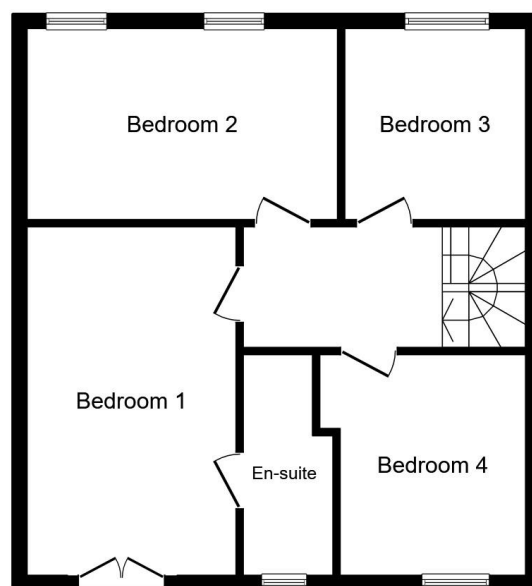
EPC RATING: B

P00007730.SD.SD.28/9/26.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

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		