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DIXON CLOSE, JAMESON MANOR, PONTELAND, NE20

Offers Over £270,000

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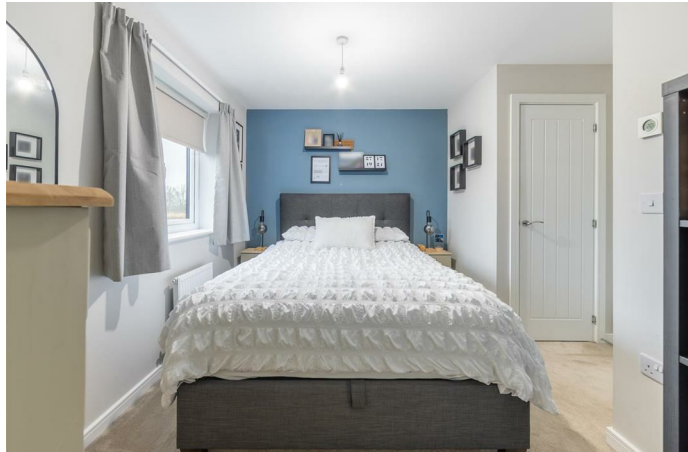


Stylish & well presented, terrace home boasting a lovely lounge, open plan kitchen/diner, three bedrooms, family bathroom plus en-suite, maintenance free rear gardens with open aspect views & off street parking for two vehicles.

This stylish and well presented modern end terrace home is ideally located at Dixon Close which is placed within the desirable Jameson Manor, on the edge of Ponteland Village. The estate offers easy access by foot into Ponteland Village Centre, with its excellent array of amenities, including a wide range of shops, cafes, restaurants and public houses, as well as excellent schooling.

The property is situated close to beautiful countryside walks and is also positioned only a 5 minute drive from Newcastle Airport and 15 minutes into Newcastle City Centre.

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The internal accommodation comprises: Entrance hall with ground floor guest cloakroom/WC. The hallway then leads into the lounge with a window to front and return staircase leading to the first floor.

To the rear of the ground floor is an excellent, open plan kitchen/diner, with Herringbone flooring and French doors leading out onto the rear terrace and gardens. The kitchen area enjoys contemporary fitted units with mirrored splash backs and integrated appliances.

The stairs then lead to the first floor landing which in turn gives access to three bedrooms, of which two are comfortable doubles. The primary bedroom boasts superb open aspect views, with two store cupboards and access to a en-suite shower room with WC. Well presented family bathroom with three piece suite.

Externally, the property offers two allocated off street parking spaces which are located to the front. To the rear, is a larger style garden, which has been landscaped by the current owner and now offers a lovely lawned garden with paved seating areas and fenced boundaries.

Immaculately presented throughout, with double glazed windows and gas 'Combi' central heating, this excellent modern home simply demands an early inspection and viewings are strongly advised.



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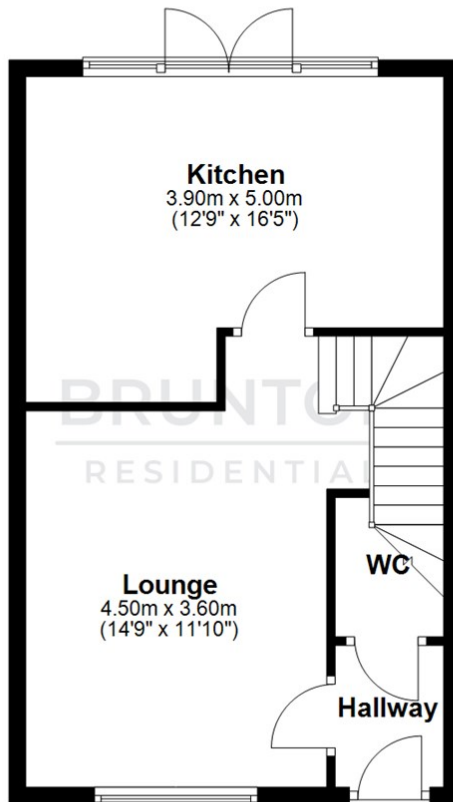
TENURE : Freehold

LOCAL AUTHORITY :

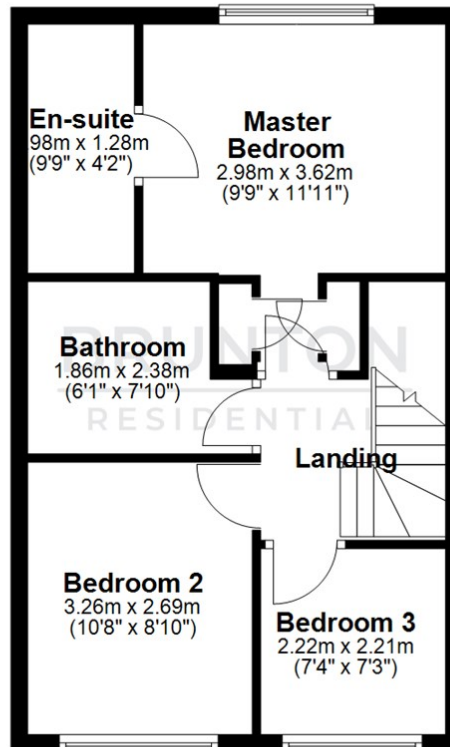
COUNCIL TAX BAND :

EPC RATING : B

Ground Floor
Approx. 42.5 sq. metres (457.1 sq. feet)



First Floor
Approx. 42.2 sq. metres (454.5 sq. feet)



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 97 |
| (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 ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |