



- 4 Bed Detached House
- 20' Kitchen/Dining/Family Room
- Very Private South Facing Rear Garden
- No Upward Chain

- Bellway 'Alder' Design
- Family Bathroom & En Suite
- Desirable Development

- Finished to a High Standard
- Integral Garage
- Circa 1 Year Old

A rare opportunity for a re-sale of the sought after 'Alder' design of 4 bed detached family house, within this pleasant cul-de-sac on the desirable Jameson Manor development by Bellway. Completed around a year ago, the Reception Hall has a cloaks/storage cupboard. The Lounge is to the front. The superb 20' multi-functional Kitchen/Dining/Family Room is 'L' shaped and well fitted with a range of units, sink unit, Silestone work surfaces, split level double oven, 4 ring gas hob, extractor and integral fridge, freezer and dishwasher with matching doors. French doors open to the rear garden. The Utility Room has wall and base units, sink unit and plumbing for a washer. The Cloakroom/WC has a wc with concealed cistern and pedestal wash basin. Stairs lead from the hall to the First Floor Landing, with shelved linen cupboard and cupboard housing the pressurised hot water system. Bedroom 1 is to the front and has an En Suite Shower/WC with wc with concealed cistern, wall mounted wash basin with mirror fronted cabinet over, double shower cubicle with rainhead and hand held showers and a chrome towel warmer. Bedroom 2 is to the rear, with Bedroom 3 also to the rear and Bedroom 4 to the front. The family Bathroom/WC has a wc with concealed cistern, wash basin, panelled bath, double shower cubicle with rainhead and hand held showers and chrome towel warmer. There is an attached Garage with up and over door.

Externally, the Front Garden is lawned, with beech hedge and block paved double width driveway. The South facing Rear Garden has a patio, lawn and fence surround, ideal for family use.

Jameson Manor is a sought after development on the north western periphery of Ponteland, with excellent amenities including schools for all ages, good choice of shops, pubs, restaurants and sporting and leisure facilities. Ponteland is well placed for Newcastle International Airport and is within excellent commuting distance of the city.

**Reception Hall 12'10 x 6'1 (3.91m x 1.85m)**

**Lounge 14'2 x 14'0 (4.32m x 4.27m)**

**Kitchen/Dining/Family Room 20'4 x 18'6 (max) (6.20m x 5.64m (max))**

**Utility Room 6'0 x 5'10 (1.83m x 1.78m)**

**Cloakroom/WC 6'0 x 4'6 (1.83m x 1.37m)**

**First Floor Landing**

**Bedroom 1 15'10 x 14'2 (4.83m x 4.32m)**

**En Suite Shower/WC 10'2 x 5'2 (3.10m x 1.57m)**

**Bedroom 2 11'8 x 10'8 (3.56m x 3.25m)**

**Bedroom 3 11'9 x 10'4 (3.58m x 3.15m)**

**Bedroom 4 10'8 x 10'6 (3.25m x 3.20m)**

**Bathroom/WC 10'0 x 7'3 (3.05m x 2.21m)**

**Garage 19'9 x 10'9 (6.02m x 3.28m)**

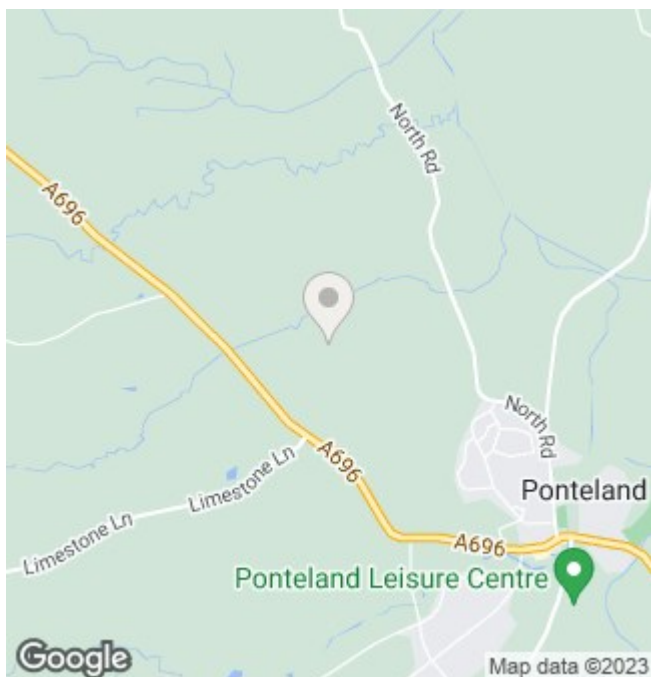






Energy Performance: Current B Potential A  
Northumberland County Council: 0345 6006400  
Council Tax Band: F  
Richard Coates Primary School: 1.2m  
Ponteland Primary & High School: 1.7m  
Newcastle International Airport: 3.4m  
Newcastle Central Railways Station: 10.7m





These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.