



- Detached House
- Dining Room
- Family Bathroom WC
- Detached Garage

- 4 Bedrooms
- Breakfasting Kitchen
- En-suite Shower Room WC

- Lounge
- Family Room
- Cloakroom WC

A well presented and appointed 4 bedroomed detached family house, pleasantly situated within this sought after development. With gas fired central heating, sealed unit double glazing and Karndean flooring to the ground floor, the Reception Hall has a storage cupboard and leads to the Lounge, with bay to the front. Double doors open from the hall to the Dining Room, whilst the Breakfasting Kitchen is well fitted with a range of wall and base units, sink unit, granite work surfaces, split level double oven with 4 ring induction hob and extractor over, integral dishwasher and autowasher with matching doors and central island with matching granite surface incorporating a breakfast table. There are French doors to the rear and the kitchen is open to the Family Room, also with French doors to the garden, and the Cloakroom/WC, with wc with concealed cistern and pedestal wash basin with large inset mirror over. Stairs lead from the hall to the First Floor Landing, with cupboard housing the hot water system and access to the loft via a retractable ladder. Bedroom 1 is to the front and has an En Suite Shower/WC with low level wc, pedestal washbasin with large mirror over, shower cubicle with mains shower unit and chrome towel warmer. Bedroom 2 is also to the front, with Bedroom 3 having a pleasant aspect to the rear and Bedroom 4, with a built in storage cupboard, also to the rear. The Bathroom/WC is fitted with a low level wc, pedestal washbasin with wall to wall mirror over, paneled bath and chrome towel warmer. There is a Detached Garage to the rear with generous driveway.

Externally, the Front Garden is lawned, with a path to the front door. The South Facing Rear Garden has a patio, lawn, range of shrubs, conifers for privacy and path to the rear gate.

Jameson Fields is well placed for Ponteland's excellent amenities including schools for all ages, wide choice of shops, renowned pubs and restaurants and a range of sporting and leisure facilities.

#### Reception Hall

Lounge 3.71m x 5.49m (into bay)

Dining Room 3.35m x 2.74m

Breakfasting Kitchen 4.34m x 3.78m

Family Room 3.66m x 3.20m

Cloakroom WC 3.91m x 1.78m

#### First Floor Landing

Bedroom 1 3.96m x 3.86m

En-suite Shower Room WC

Bedroom 2 3.56m x 3.20m

Bedroom 3 3.30m x 3.12m

Bedroom 4 2.79m x 2.74m

Family Bathroom WC 2.21m x 1.68m

Garage





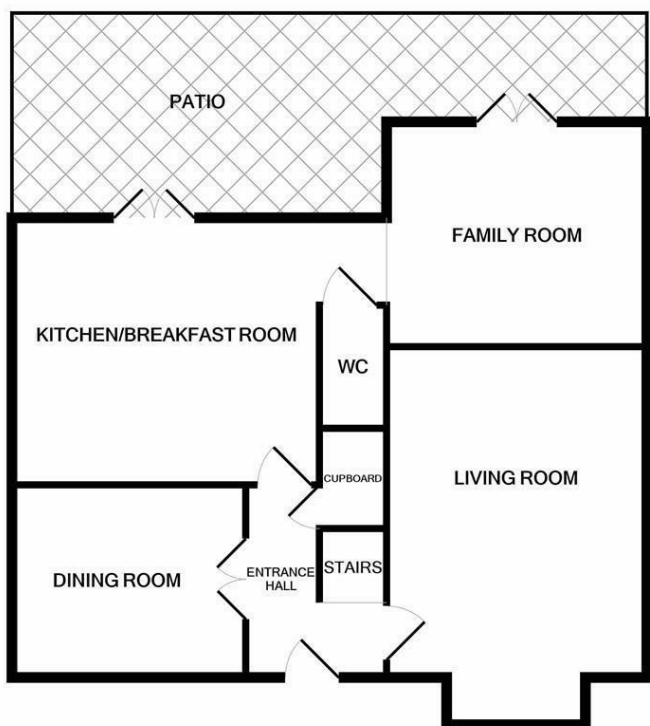
Energy Performance: Current B Potential A

Council Tax Band: F

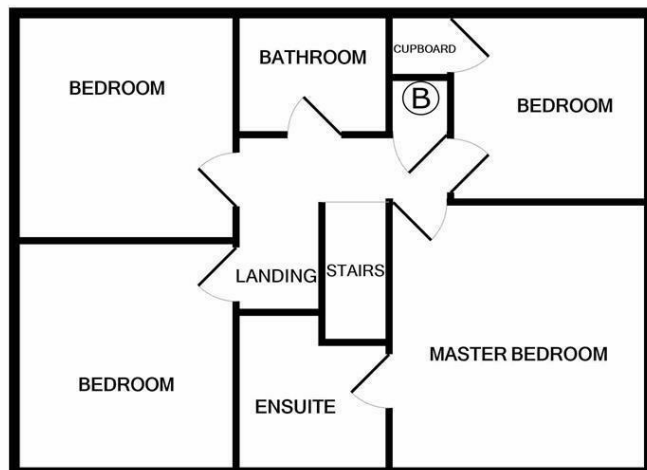
Distance from School:

Distance from Metro:

Distance from Village Centre:



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 680 SQ.FT.  
 (63.2 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 614 SQ.FT.  
 (57.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1294 SQ.FT. (120.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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