

BRUNTON
RESIDENTIAL

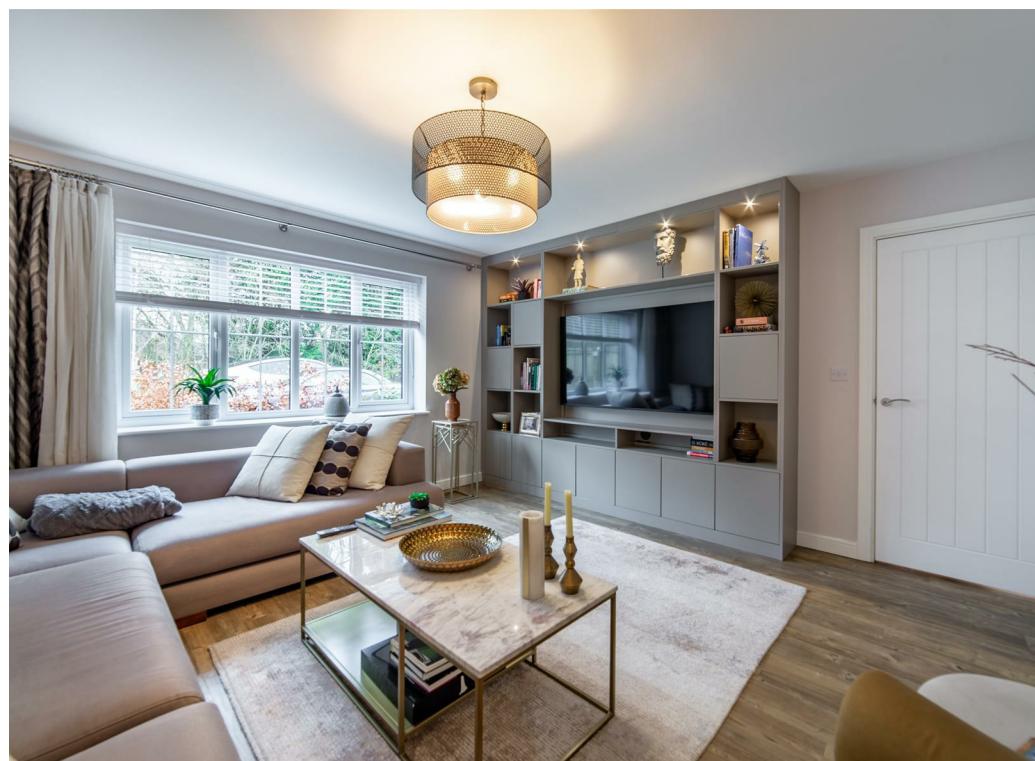


VERA DRIVE, JAMESON MANOR, NE20

Offers Over £600,000

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Brunton Residential are delighted to present this beautifully presented five-bedroom detached home, situated on a one of the most desirable corner plots, in the prestigious Jameson Manor development, Ponteland offered with no onward chain.

The property offers spacious living, with five well-proportioned bedrooms, including a master with an en-suite, and a modern kitchen. The garage has been converted into an additional living room/ ground-floor bedroom, and extra storage and wardrobes have been fitted.

Located in a quiet cul-de-sac that backs onto open fields, this home boasts a real sense of community and is within walking distance of excellent schools, local shops, and leisure facilities. With a substantial garden store room and easy access to transport links to Newcastle, this home offers both comfort and convenience.

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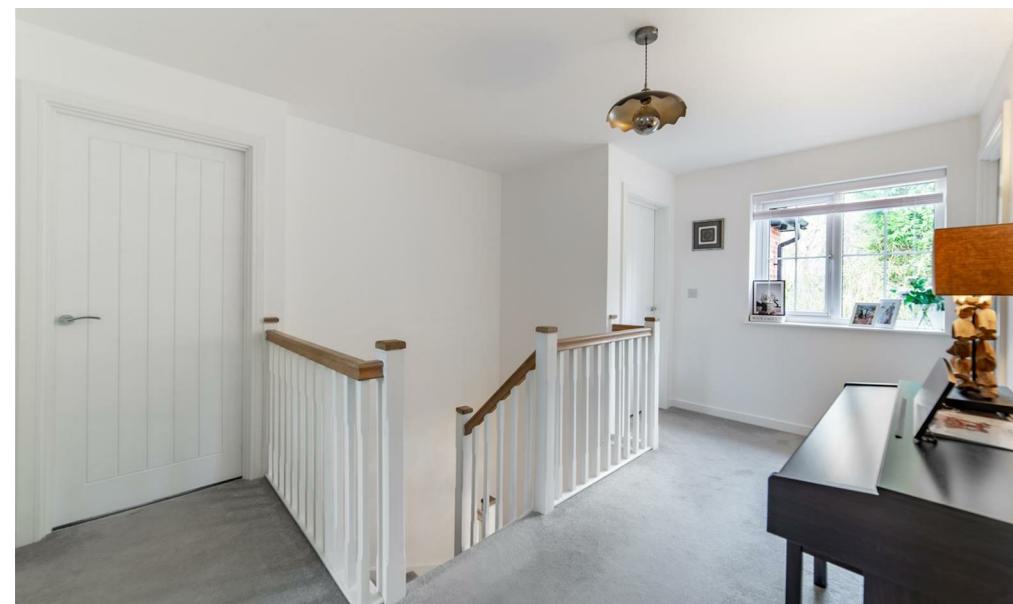
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Upon entering this property, you are welcomed into a spacious hallway providing access to the stairs leading to the first floor. To the left, you'll find a versatile living room that was originally a garage and has been converted, offering built-in storage and the potential to serve as a ground-floor bedroom. On the right is a good-sized lounge.

At the rear of the property, you'll discover a well-proportioned kitchen/diner, complete with integrated appliances and offering lovely views into the rear garden. The kitchen boasts ample space for a dining table and includes doors that open directly into the garden. From the kitchen, there is access to a utility room and a convenient ground-floor WC.

Upstairs, there are four good-sized bedrooms, with the principal bedroom benefiting from built-in wardrobes and an ensuite shower room with a wash basin. Two further bedrooms also benefit from built-in wardrobes. The family bathroom is equipped with both a shower and a bath, along with a washbasin.

Outside, to the rear of the property, the garden is laid to lawn, and features a decking area ideal for seating. The boundary is enclosed with a fence and there is a sizeable storage shed to the side of the house. To the front of the property, there is a lawn garden with mature shrubs, and off-street parking is available on the driveway.



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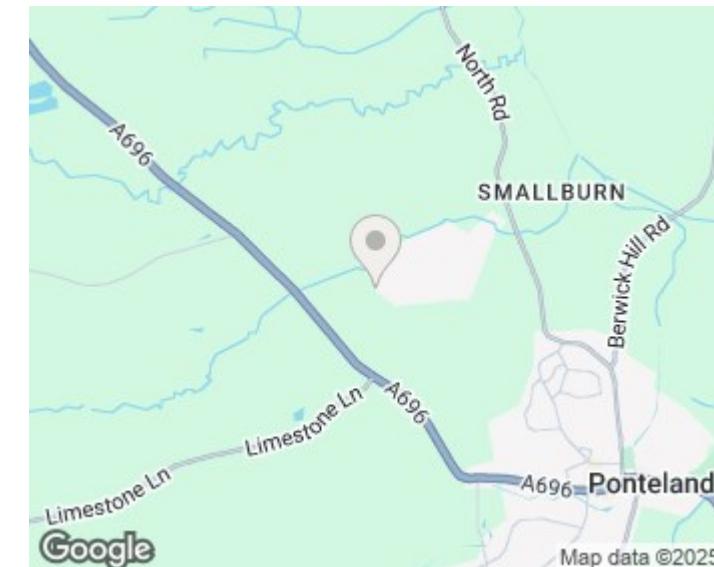
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : F

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	
(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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		