

# BRUNTON

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RESIDENTIAL



**REBUS CLOSE, JAMESON MANOR, PONTELAND, NE20**

**Offers Over £270,000**

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Well-presented three-bedroom Ashberry built terraced home situated on Rebus Close within the popular Jameson Manor development in Ponteland.

The property offers a bright lounge, a modern open-plan kitchen/dining room with direct access to the garden, and three well-proportioned bedrooms, including a main bedroom with en-suite. Externally, the property further benefits from off-street parking and an enclosed East facing rear garden overlooking fields

Ponteland is a highly sought-after area offering a range of local amenities including shops, cafés, restaurants and well-regarded schools. The area also benefits from excellent transport links, with easy access to Newcastle city centre, the airport and surrounding areas.

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The internal accommodation comprises: an entrance hallway with access to a convenient ground-floor WC. To the front is a spacious lounge, providing a bright and comfortable reception space with a pleasant outlook.

To the rear of the property is an impressive open-plan kitchen/dining room, fitted with a range of modern wall and base units, integrated appliances and a central island, creating a sociable and functional space. The room comfortably accommodates dining furniture and benefits from bi-fold doors opening out to the rear garden, allowing for excellent natural light and a strong connection to the outside.

To the first floor, the landing provides access to three well-proportioned bedrooms, comprising two doubles and a single. The main bedroom benefits from an en-suite shower room and built-in wardrobes and cupboards, while the remaining bedrooms are served by a family bathroom fitted with a bath, WC and washbasin.

Externally, the property benefits from off-street parking to the front. To the rear is an enclosed garden, mainly laid to lawn with a patio area, providing an ideal space for outdoor dining and entertaining.



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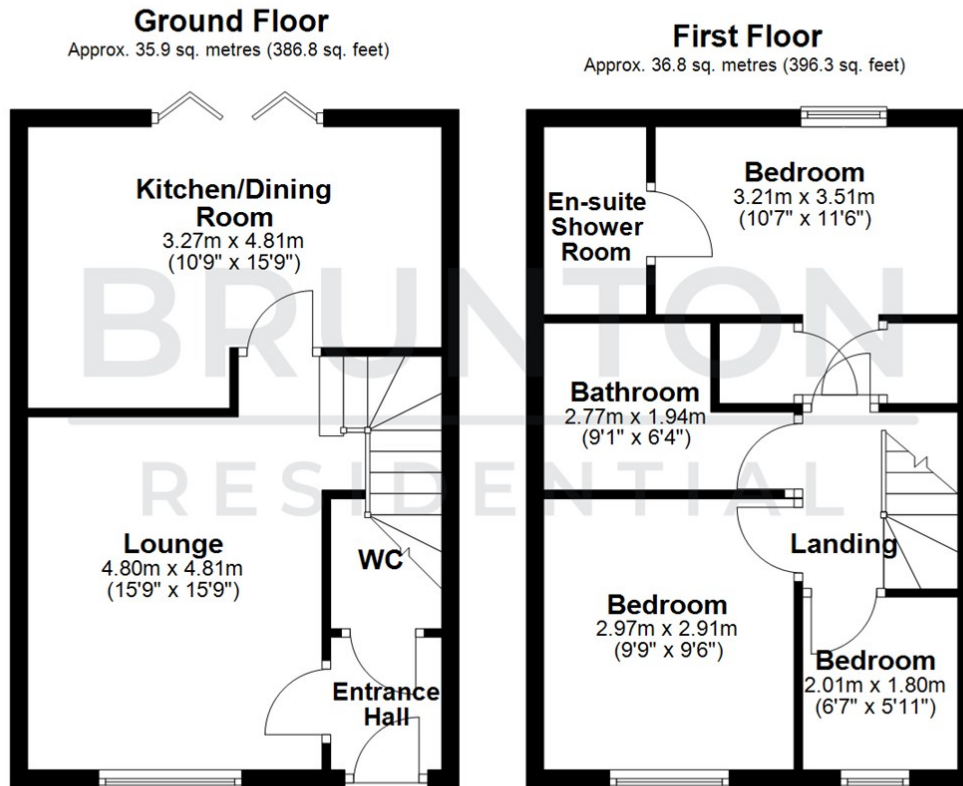
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : B



Total area: approx. 72.7 sq. metres (783.0 sq. feet)

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



Energy Efficiency Rating	
Current	Potential
84	97
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	