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FLETCHER CRESCENT, JAMESON MANOR, NE20

Asking Price £525,000

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Extended Four Bedroom Home With Open Plan Kitchen/Orangery, Dual Aspect Lounge With Log Burning Stove, Utility Room, Ground Floor WC, Family Bathroom And En-Suite Shower Room, Landscaped Garden, Garage and Driveway.

This beautiful property boasts a luxurious interior, starting with a bright entrance hall leading to a ground floor WC and a stunning dual-aspect lounge with a log burning stove and access to the garden. The modern kitchen/dining room is perfectly equipped with sleek cabinetry and integral appliances, flowing seamlessly into a wonderful family room/orangery with a lantern ceiling, and access to the utility room. The first floor offers four well-proportioned bedrooms, an en-suite shower room, and a family bathroom serving the remaining bedrooms. The property benefits from a driveway, garage, and wonderful landscaped garden.

Jameson Manor is an ideal choice for families or those seeking a spacious home with ample parking and garden space, close to excellent amenities, shops, restaurants, pubs, transport links, leisure facilities and highly regarded schools. Freehold - EPC B - Council Tax Band F.

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The internal accommodation comprises: The front door opens to an entrance hall with stairs leading up to the first floor landing, access to a convenient downstairs WC, and a storage cupboard to the left. To the right of the hallway is a spacious dual-aspect lounge with a feature log burning stove and French doors opening out to the rear garden. To the left of the hallway lies a superb modern kitchen/dining room, well equipped with integral appliances and sleek floor and wall cabinetry providing excellent storage and work surface space.

The kitchen flows seamlessly into a wonderful dual-aspect family room/orangery with a lantern ceiling and French doors leading out to the rear garden. Adjacent to the dining area is a useful utility room with an additional door providing further access to the garden.

The first floor landing gives access to four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room comprising of a WC, washbasin, walk-in shower cubicle, tiled floors, and partially tiled walls.

A family bathroom serves the remaining bedrooms and includes a WC, washbasin, and bath with overhead shower, finished with tiled floors and partially tiled walls.

Externally, the property boasts a long driveway providing off-street parking for approximately three cars, leading to a garage. A lawned area with a walkway enhances the frontage, while to the rear lies an enclosed garden bordered with timber fencing, a useful garden shed, lawn and a sizeable paved area to enjoy the sunny aspect.



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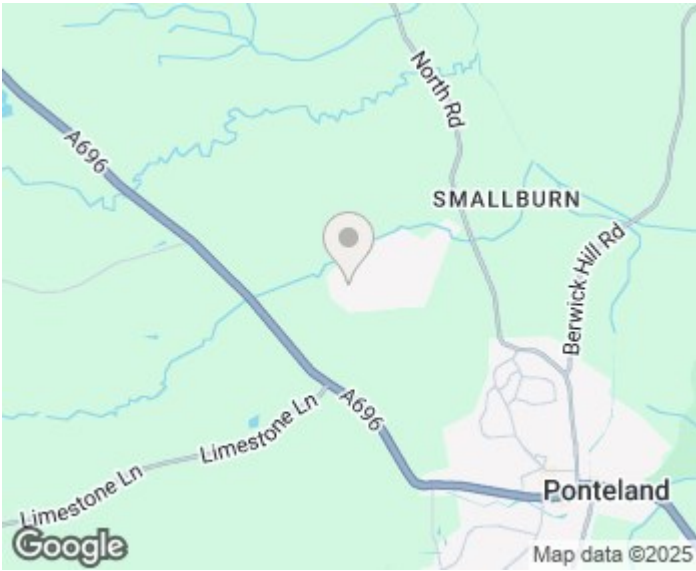
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : B



| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 94 |
| (81-91) B | 84 | |
| (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 | |