

# BRUNTON

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## RESIDENTIAL



**BARNABY WAY, JAMESON MANOR, NE20**

**Offers Over £365,000**



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### NO ONWARD CHAIN.

Three Bedrooms, Ground Floor WC, Living Room, Dining Kitchen, Family Bathroom, En-Suite Shower Room, Driveway, Garage, Mature Garden, EV Car Charger, Under Floor Heating In The Bathroom And En-Suite Shower Room.

This beautifully presented semi-detached family home, is located in the sought after Jameson Manor estate. The property boasts a modern kitchen dining area, living room, ground floor WC, family bathroom and three bedrooms, including a principal bedroom with en-suite shower room. The private garden is a tranquil retreat, while the driveway and garage provide ample parking and storage. With its excellent location, modern amenities, and immaculate condition, this property is a must-see. EPC B - Freehold - Council Tax Band D.



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The front door opens to a hallway, and a convenient ground floor WC.

This property features a high-specification dining kitchen, with granite countertops and integrated appliances, ideal for entertaining.

The adjoining reception room benefits from abundant natural light, and offers direct access to the garden via French doors, creating a seamless indoor-outdoor living experience.

The principal bedroom boasts dual aspect windows, built-in wardrobes, and a luxurious en-suite shower room. Two additional bedrooms are served by a family bathroom.

Externally, the property benefits from a driveway leading to the garage with electric vehicle charging facilities. There is a well-maintained, South-facing garden, providing a tranquil outdoor space.





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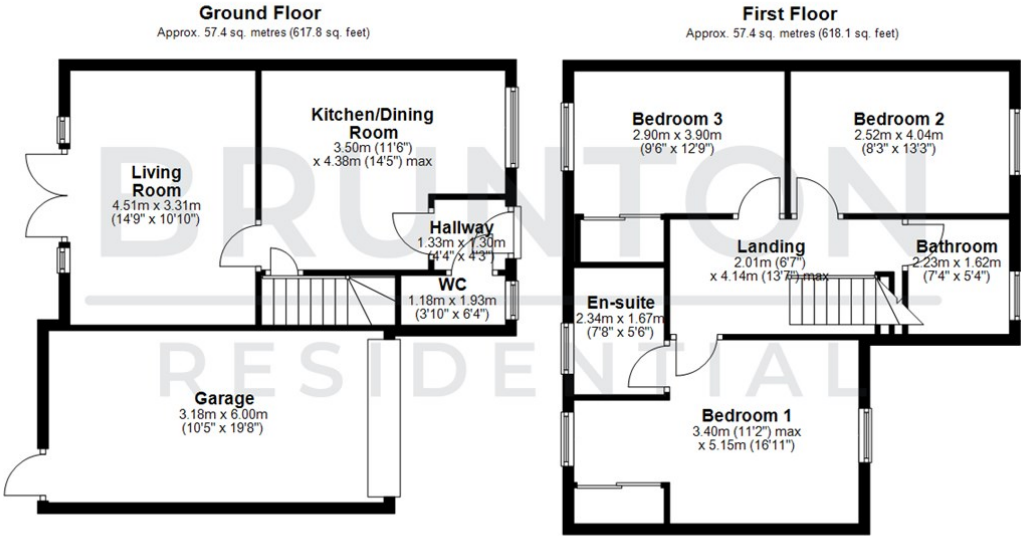
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B

D



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	
(81-91) B		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC