

# BRUNTON

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RESIDENTIAL



**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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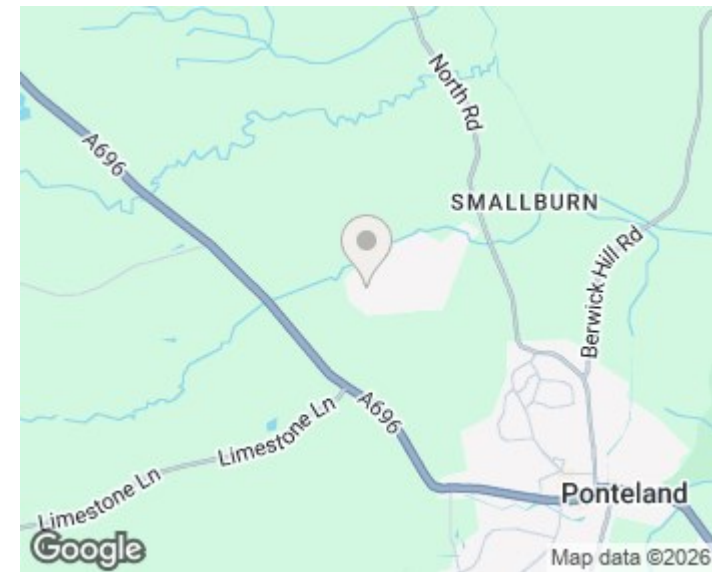
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	