

# BRUNTON

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RESIDENTIAL



**FLETCHER CRESCENT, JAMESON MANOR**

Offers Over £375,000

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Luxury Three Bedroom Detached House, Corner Plot, Beautifully Presented, Open Plan Dining Kitchen, Lounge With Doors To The West Facing Garden, En-Suite Shower Room, Family Bathroom, Garage And Driveway, Wonderful Garden.

This immaculately presented, detached home, benefits from an excellent location and benefits from private driveway, a West facing garden, and lavish décor, Fletcher Crescent is close to excellent shops, leisure facilities, schools and transport links. EPC Rating B - Council Tax Band E - Freehold.

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The front door opens to a welcoming hallway, which has access to the ground floor WC, There is an excellent kitchen dining room with fitted integrated appliances, to the rear is a light and airy lounge with doors to the sunny garden.

Stairs lead to the first floor landing, here there is an elegant, dual aspect principal bedroom with an en-suite shower room. Completing the layout is a further two sizeable bedrooms and a stylish family bathroom.

Externally the property benefits from a driveway, garage, and well maintained gardens to the front and rear.



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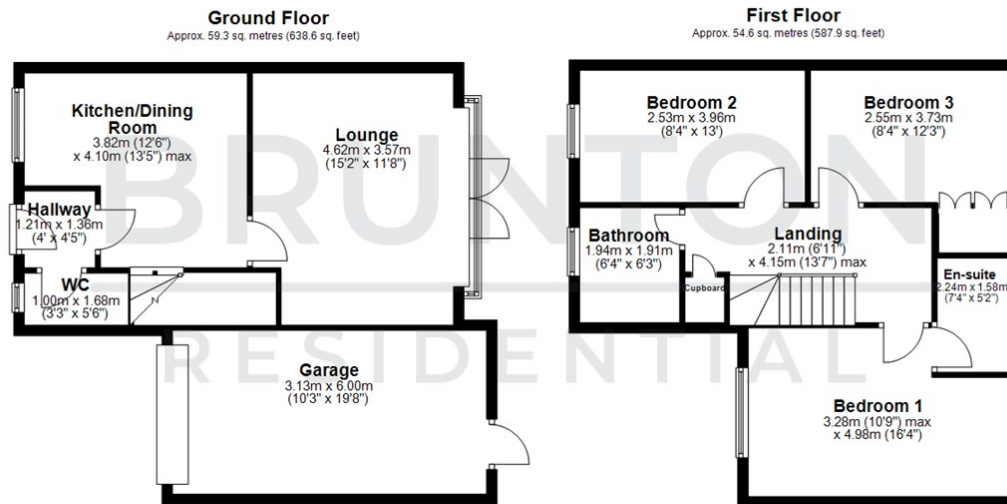
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TENURE : Freehold

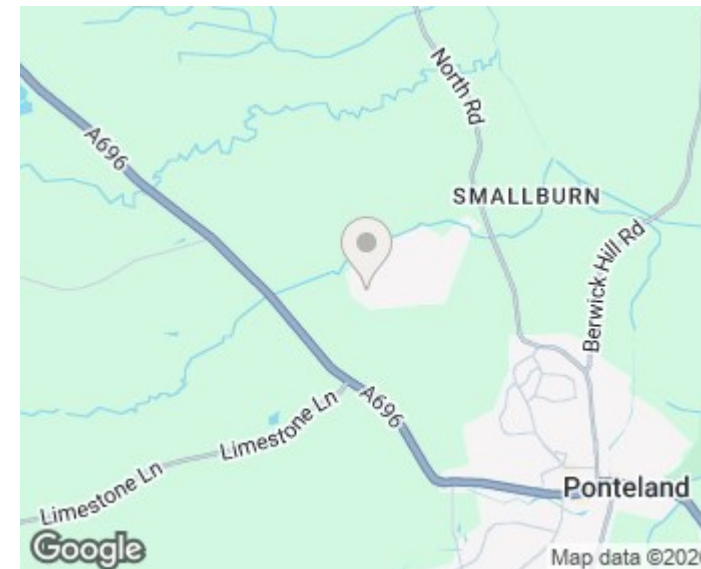
LOCAL AUTHORITY :

COUNCIL TAX BAND : E

EPC RATING : B



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			95
(81-91) B		83	
(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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	